



# CROW TREE HOUSE

## ROTHBURY

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# £625,000

GUIDE  
PRICE

An immaculately presented detached house nestled on Cinder Bank in central Rothbury. In an enviable elevated position, Crow Tree House is an elegant mix of free flowing open-plan living spaces and intimate sleeping and working areas set in grounds extending to approximately one third of an acre. Boasting Five Bedrooms and Three Bathrooms, this high-quality property is sprawled over 3,200 sq ft and surrounded by gorgeous gardens. The accommodation comprises; On the Ground Floor, Entrance Hall, Living/Dining Room, Breakfasting Kitchen, Utility Room, Study/Bedroom 5, Principal Bedroom with En-suite Shower Room. On the First Floor, spacious Landing area, Family Bathroom, Three Double Bedrooms, one with a Dressing Room/Study and en-suite Bathrooms. Externally there are stunning gardens, landscaped with stepped areas and pretty pathways. There is a double garage and ample parking.

EPC Rating: C Council Tax Band: F £3,421.94

## Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alnwick and Morpeth. The town still reflects prosperity of the late Victorian era, brought about then by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is but a mile away.

## Crow Tree House

Beautiful floor to ceiling triangular oriel windows make the living room feel even more spacious and bright. The room is open plan with the Dining Room and separated by a double-sided log burning stove inserted in an exposed red brick fireplace.

The large breakfast kitchen with its dramatic cabinetry and contrasting worktops. It's a beautifully sleek and contemporary design with integrated appliances for the modern cook.

## Postcode

NE65 7QR

## Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

## Local Authority

Northumberland County Council  
Tel: 01670 627 000

## Council Tax

The Property in in Band F - (£3,421.94 - 2024/25)

## EPC Rating

Current Rating - C

Full EPC report available upon request.

## Viewing

Strictly by appointment with the selling agents.

## Services

Gas fired central heating. Mains gas, electricity, water and drainage.

## Mobile Phone Coverage

EE - Fair  
Vodafone - Fair  
Three - Fair  
O2 - Good

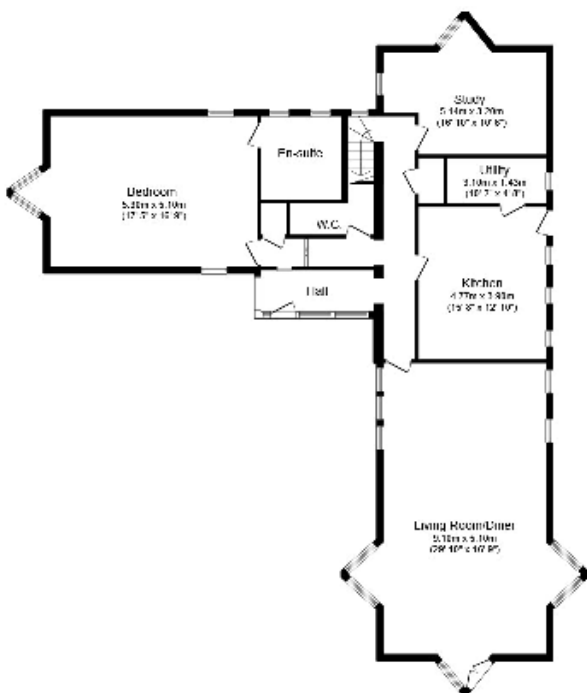
## Satellite / Broadband

Up to Ultrafast 980 Mbps  
BT - Available  
Sky - Available

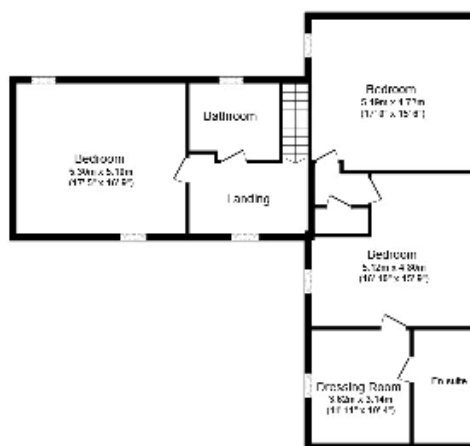
Details Prepared August 2024  
Property Reference APS 99301815



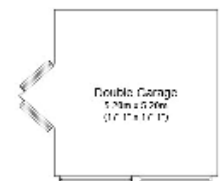
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

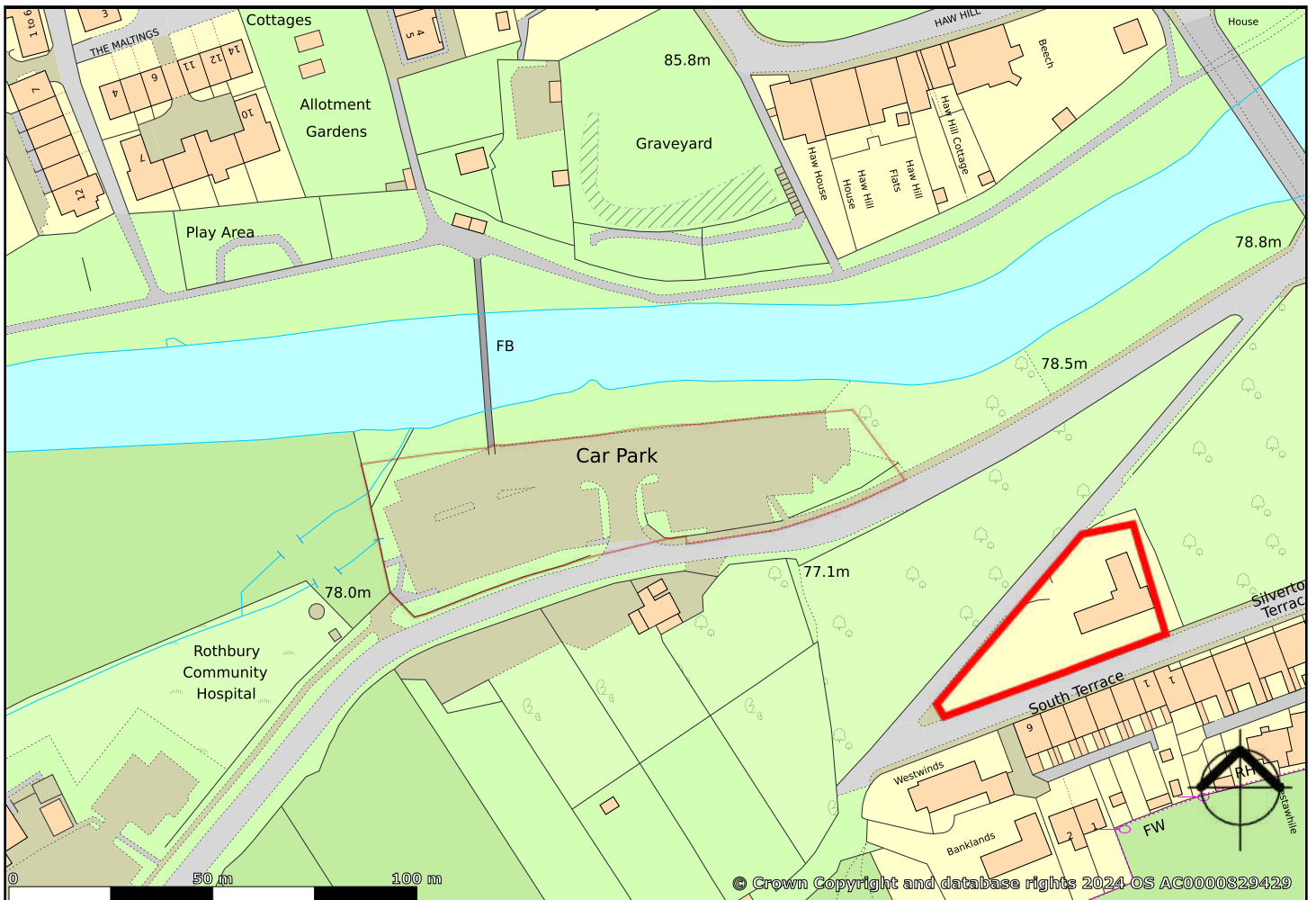


**Garage**

Total floor area 293.2 sq.m. (3,156 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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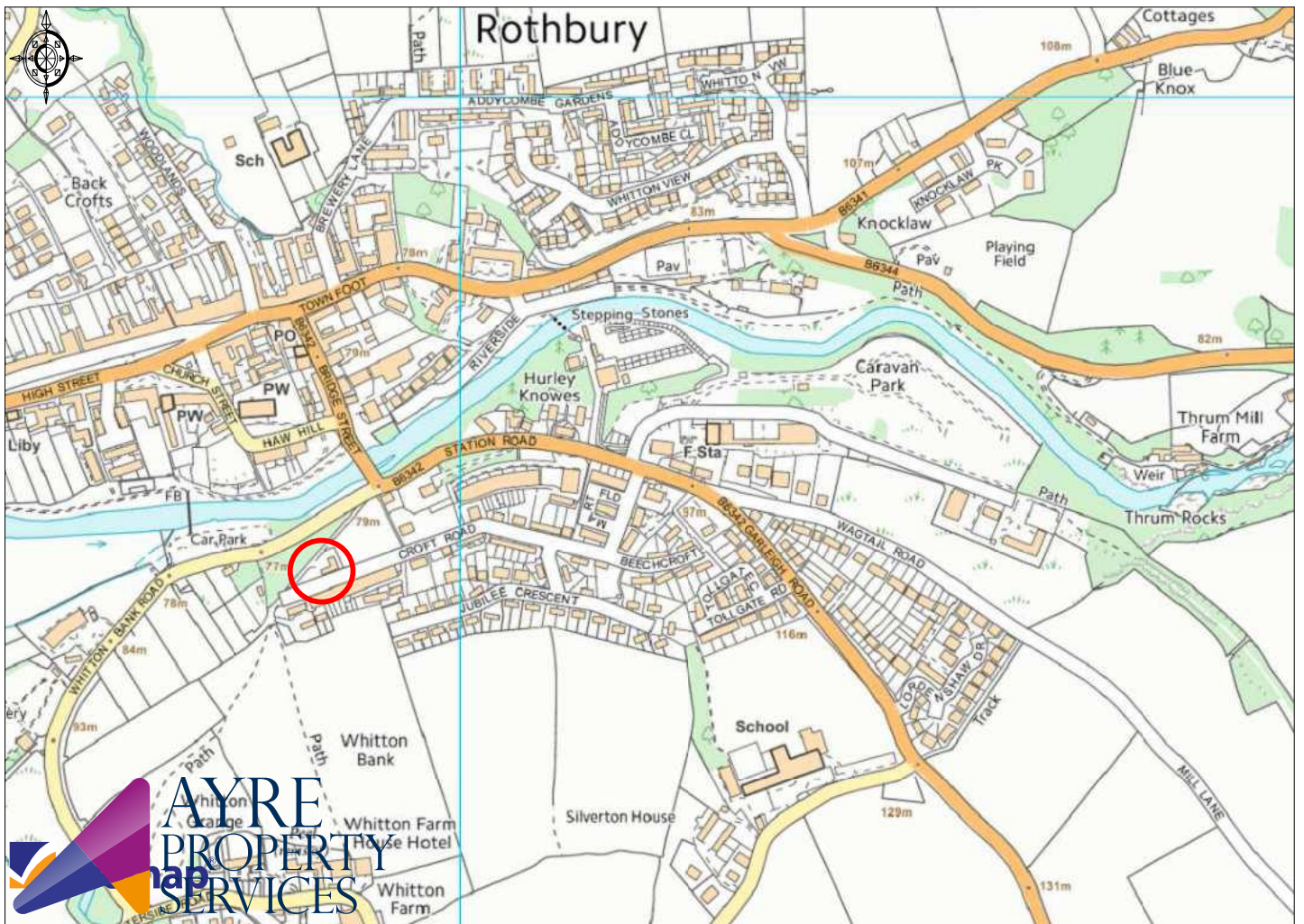












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**Important Notice**

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.