



1 MURRAY GDNS ROTHBURY

£230,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
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An exceptionally well-presented semi-detached property, on the southern edge of Rothbury, enjoying very fine views towards Cragside Gardens to the front and over open countryside to the rear. Constructed by the award winning Robertson Homes in 2021, and upgraded again by the current owners the property is very well proportioned and is a very comfortable, extremely energy efficient home. The accommodation comprises; On the Ground Floor Hallway, Living Room, Kitchen/Dining Room, generous rear kitchen with ample dining space and direct access to the garden via double doors. Utility and WC. On the First Floor Bedroom 1: Front double bedroom, Bedroom 2: Rear double bedroom, Bedroom 3 / Office: Flexible single bedroom or study space and Family Bathroom. Small garden to the front of the property with access to the rear via pathway, to the rear there is an enclosed garden with raised bed, patio area and pergola. There is parking to the rear.

Rothbury

Known as the ‘Capital of Coquetdale’ Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, bank, golf club, professional and medical services and a full range of local shops. The new Shell forecourt in Thropton is a mile away.

Services

Mains electricity, water, drainage and gas. Security lighting to the rear, and external water tap. External electric points.

Connectivity

Broadband

	Download	Upload	
Standard	15 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	1000 Mbps	Excellent

Mobile

	Voice	Data
EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Limited
Vodafone	Limited	Limited

Further checks @ <https://checker.ofcom.org.uk>

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax
Council Tax Band B - £1,922.58 2025/26

Tenure

Freehold

Postcode

NE65 7AZ

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1













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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.