RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

# ORCHARD MEWS HIGH STREET ROTHBURY NE65 7TL

- Three Bedroom Cottage
- Ensuite To Master Bedroom
- Tenure: Freehold
- EPC:C
- No Further Chain
- In Village Centre
- Council Tax Band: B
- Services:Mains, GCH, Electric, Water, Drainage & Sewerage

## Price £225,000

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# ORCHARD MEWS HIGH STREET ROTHBURY NE65 7TL

A unique opportunity to acquire this characterful coach house located in the sought after village of Rothbury.

Orchards Mews Cottage is a charming three bedroom property that blends character with comfortable living. The accommodation briefly comprises a spacious lounge featuring a log burner, creating a warm and inviting focal point, together with a generous kitchen diner ideal for family living and entertaining. To the first floor there is a landing leading to the master bedroom with ensuite, two further bedrooms, and a family bathroom/WC.

Externally, the property benefits from an attractive enclosed courtyard, providing a private outdoor seating area ideal for relaxing or entertaining, and a shared, enclosed front courtyard, providing access to the High Street.

The property is conveniently located within easy reach of the excellent amenities available in Rothbury, including a variety of independent shops, cafés, restaurants, public houses, and everyday services. The village also offers a first school, doctor's surgery, and leisure facilities. Rothbury sits on the edge of the stunning Northumberland National Park, making it particularly appealing for those who enjoy walking, cycling, and outdoor pursuits.

The nearby historic estate of Cragside, a National Trust property renowned for its gardens, woodland walks, and Victorian engineering heritage, is also within easy reach. Larger towns such as Alnwick and Morpeth provide a wider range of shopping, schooling, and transport links, while the Northumberland coastline is within comfortable driving distance.

## LOUNGE

*19'0" x 14'9" max (5.8 x 4.5 max)*

Entry to the property is through the double glazed archway with entrance door that leads in to the lounge. The lounge offers a spacious main reception room with double glazed windows, laminate floor, radiator and a log buring stove in a feature fireplace. There is a storage area that also houses a spiral stone staircase that would have originally provided access to the first floor, during the days when it was a traditional coach house.

## ADDITIONAL IMAGE

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## KITCHEN DINER

*12'9" x 14'5" (3.9m x 4.4m )*
Measurement includes staircase.

Fitted with a range of wall and base units with roll top work surfaces with a sink drainer unit and mixer tap, plumbing for both washing machine and dishwasher, gas an elcetric cooker point and space for an under bench fridge and freezer. There is a window that provides natural light from the lounge and external door providing access to the rear.

## ADDITIONAL IMAGE

## FIRST FLOOR LANDING

Double glazed window to the rear, skylights and a radiator.

## BEDROOM ONE

*11'1" x 10'9" (3.4m x 3.3m )*
Double glazed window to the front, radiator and built in wardrobes.

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**ENSUITE SHOWER ROOM/WC**
Fitted with a wc, wash hand basin and an electric shower.

**BEDROOM TWO**
*8'2" x 11'5" (2.5m x 3.5m )*
Double glazed window to the front, radiator and built in storage cupboard.

**BEDROOM THREE**
*9'6" x 9'10" (2.9m x 3m )*
Double glazed window to front, radiator and access to the loft.

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## BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath with electric shower over. Double glazed window and heated towel rail.

## EXTERNALLY

The rear of the property has external stone steps up to an enclosed terrace area.

There is also an enclosed front courtyard that provides access to both properties from the High Street.

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## ADDITIONAL IMAGE

## ENTRANCE FROM STREET

## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION

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## TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Title contains restrictions or restrictive covenants
Here is a summary but a property lawyer can advise further: - Restriction requiring written consent of LV Equity Release Limited dated 29 May 2015: No sale or transfer of the registered property can be registered unless the written consent of the current holder of the 29 May 2015 charge (LV Equity Release Limited) is given. Plain English: you cannot complete and register a sale or otherwise change the ownership until LV Equity Release Limited signs to say they allow it. - Restrictive covenant from Conveyance dated 15 September 1987: The purchaser(s) promised to use the property only as a single private dwellinghouse for occupation by one family. Plain English: you must use the house as one family home and cannot, for example, run it as separate flats or as multiple separate households. - Covenant in the Transfer to the current proprietor (dated 17 February 2000): the owner promised to comply with the covenants recorded in the Charges Register and to indemnify (compensate) against breaches. Plain English: the owner has agreed to keep to the promises in the earlier deeds (such as the single-family use) and to cover any loss if those promises are broken.

Title contains beneficial rights or easements
Here is a summary but a property lawyer can advise further:- Rights granted by the 9 April 1980 lease (99 years from 9 April 1980): - - A pedestrian right of way at all times from the gateway marked 'X' over the yard, steps and pathways coloured yellow on the plan to reach the leased premises, and beyond point 'Y' for the purpose of carrying out maintenance and repairs. Plain English: certain people have a permanent right to walk across specified paths and yards to reach and maintain the leased property. - - The right to have and keep a dustbin in the yard shown on the plan. Plain English: the lessee may place and keep a bin in the shared yard. - Rights granted by the 2 March 1983 lease (99 years from 2 March 1983): rights identical to the 1980 lease (same rights of way and bin) affecting adjoining premises. Plain English: another long lease nearby has the same access and bin rights over parts of the land. - Rights reserved by the Conveyance dated 15 September 1987 for the vendor’s adjoining property (Garden House High Street Rothbury): - - A right (in common with others entitled) for free passage of water, soil and gas through drains, pipes, mains and conduits in, through or under the property. - - A right for the vendor to enter at reasonable times, with or without workmen, to inspect, repair, clean or renew those drains/pipes/mains/conduits, provided the vendor makes good any damage and restores the surface. Plain English: owners of the neighbouring property can use and maintain underground drains and must repair any damage caused when they work on them. - Right recorded by the Conveyance dated 22 May 1991 over the land coloured blue on the plan: a right (in common with the vendor and others) for free passage of water, soil and gas by drains/pipes/conduits and a right to enter at reasonable times to inspect, repair, clean or renew those drains, with obligation on the person exercising the right to make good any damage and restore the surface. Plain English: similar drainage and access rights exist in favour of adjoining landowners for the retained (blue) land.

Council Tax Band: B

## BROADBAND, MOBILE & DATA

No information Available - Ofcom April 2026

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let’s work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:
Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

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## REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction.

There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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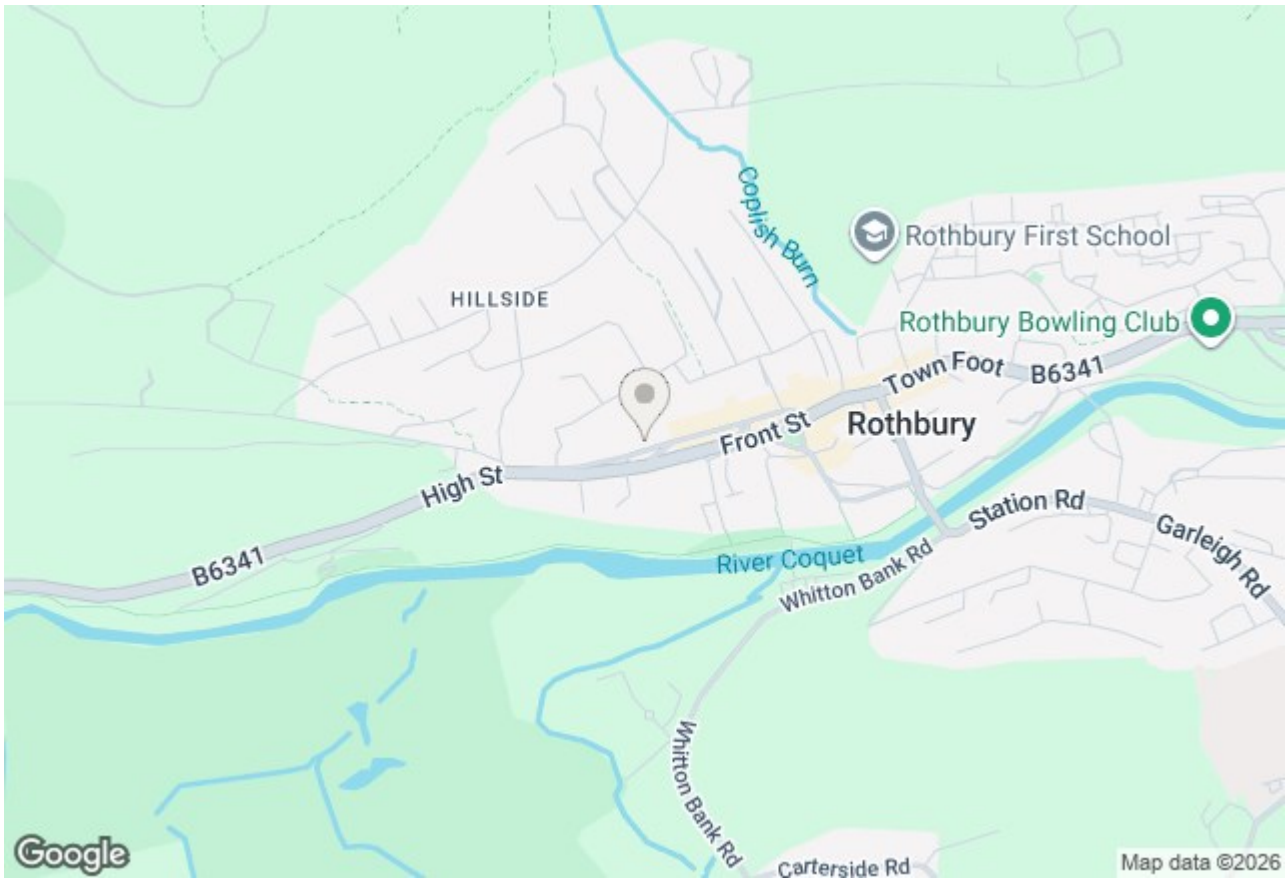
## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not environmentally friendly - higher CO2 emissions* | | |
| **England & Wales** | EU Directive 2002/91/EC | |





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