



9 WOODLANDS ROTHBURY

£200,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
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A semi-detached house on a large plot with scope for extension, subject to necessary consents. The property enjoys an elevated situation adjacent to a wooded dene, and benefits from fine views; it is within walking distance of the village centre and all of its amenities. The property offers well proportioned accommodation, which comprises; On the Ground Floor; Hall, Sitting Room, Kitchen and Sun Room. To the First Floor: 3 Bedrooms (Two Double) and Shower Room. The property would benefit remodelling/upgrading and has the potential to a very comfortable home. A large garden with lawn, terrace, borders and hedges situated to the side and rear of the house. There is a private drive to the side of the property.

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 Craggsdale. Facilities include First and Middle Schools, a library, art centre, golf club, professional and medical services/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is a mile away.

Services

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

Postcode

NE65 7XZ

Energy Performance Certificate

Currently a D Rated property.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The property is in Band A (£1,731.00 - 2026/27).

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Connectivity

Mobile Signal:

EE

Average

Vodafone

Good

O2

Good

Three

Average

Broadband Speed:

Standard - 18mb/s

ADSL

Superfast - 80mb/s

FTTC

Ultrafast - 1800mb/s

FTTP

Cable / Satellite TV Availability:

BT

Yes

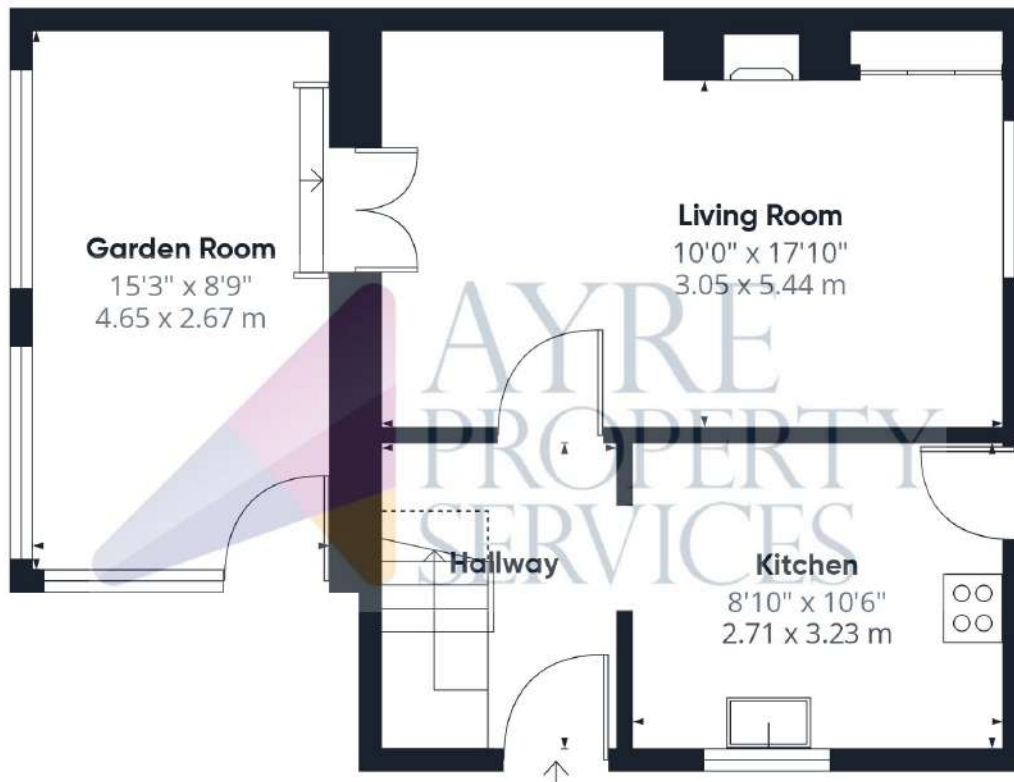
Sky

Yes

Virgin

No





Floor 0



Floor 1



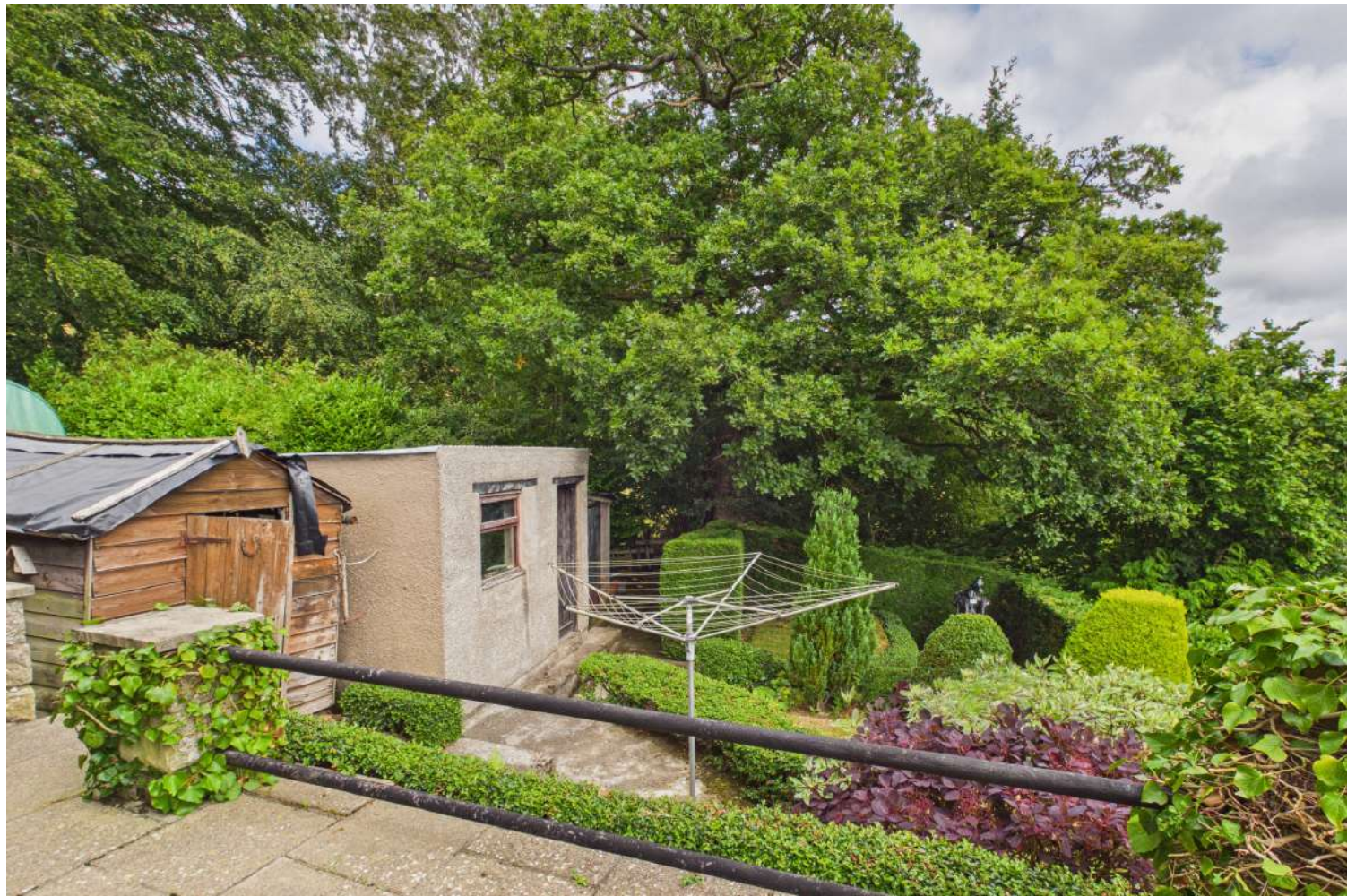




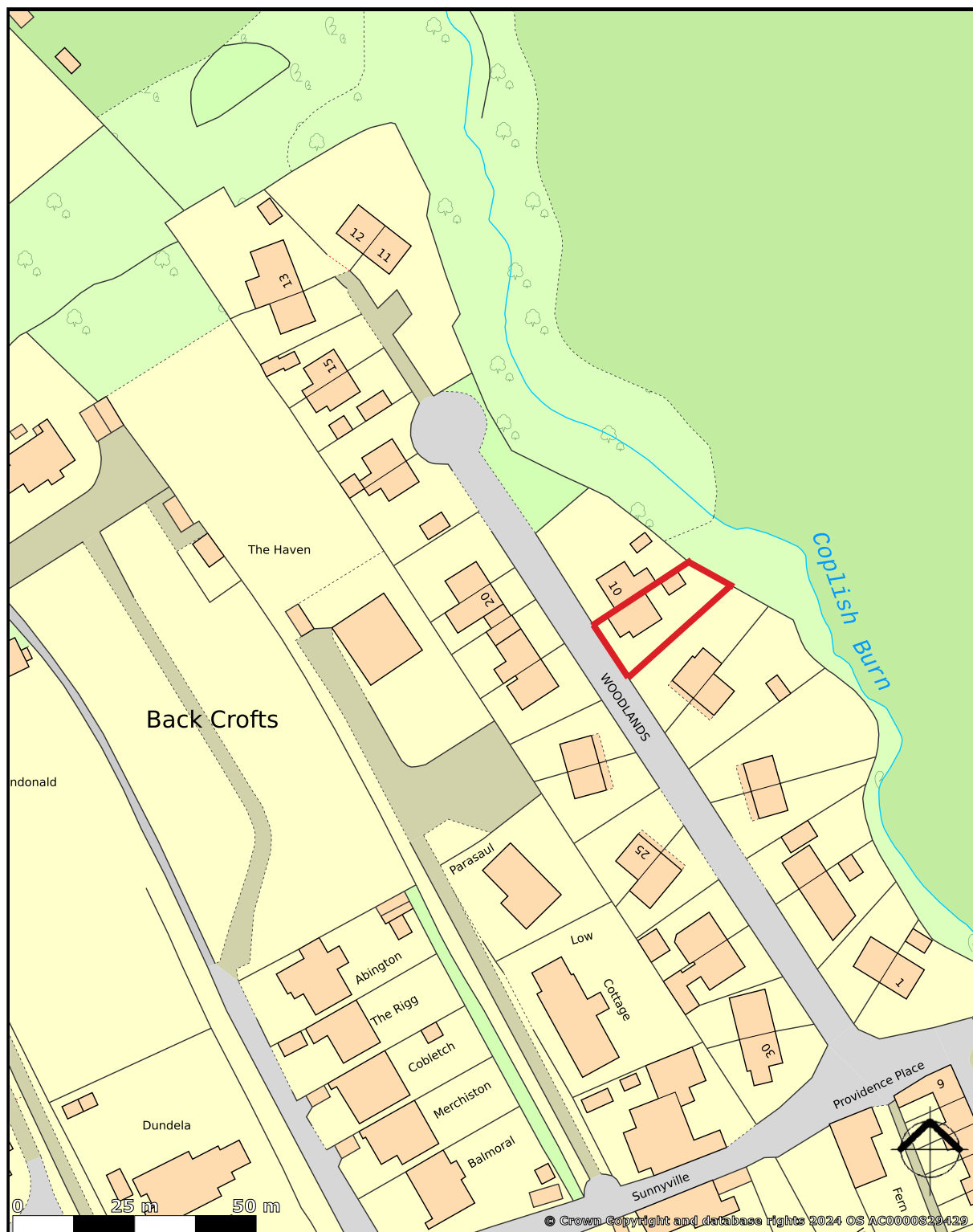












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Plotted Scale - 1:1,250



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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.