



# CHERRYBURN ROTHBURY

AYRE  
PROPERTY  
SERVICES

## £425,000

GUIDE  
PRICE

01669 621312  
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An exceptionally well-presented detached family house occupying a large plot adjoining farmland and enjoying fine views of the woodland and hills surrounding Rothbury. The property is situated within walking distance of all village amenities. Spacious and versatile home arranged over two floors, with a high-quality main living level and a flexible lower ground floor offering a range of potential uses including guest accommodation, holiday letting, or multi-generational living. The Accommodation comprises; On the Ground Floor; Entrance Hall, Living Room, (doors out to balcony) , Dining Kitchen, Utility, Three Bedrooms, (principal bedroom has En-Suite and Walk-In Wardrobes. Family Bathroom. On the Lower Ground Floor, Large Living Space, Bedroom with en-suite Shower Room, Hall/Office and Kitchenette with doors to the Garden. Externally a driveway leads down to a double garage.

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, golf club, professional and medical services and a full range of local shops. The addition of the new Shell Forecourt in Thropton is only a mile away.

Cherryburn

The main entrance opens to an internal porch and a large dual-aspect open-plan living space with Karndean flooring, a spiral staircase, and French doors to a balcony. The kitchen/diner features a central island with a five-burner gas range, ovens, a dishwasher, ample storage, and a walk-in pantry. A utility room provides appliance space, houses the boiler, and gives access to the double garage. A separate WC completes the floor. The main bedroom suite is dual aspect with balcony access, a walk-in wardrobe, and a tiled en-suite with double shower. Two further double bedrooms and a family bathroom with bath and vanity complete this level.

The lower ground floor offers versatile open-plan space, a double bedroom with en-suite, and garden access. It is suitable for guest accommodation, home office, gym, or entertaining. A service corridor provides access to electrical and heating systems.



Services

Mains electricity, gas, drainage and water. Fully double glazed.

Postcode

NE65 7PQ

Local Authority

Northumberland County Council  
Tel: 0345 600 6400

Council Tax

Band F - £ 3,570.51 - 2025/26

Tenure

Freehold

EPC Rating

Current Rating - C  
Full report available upon request.

Viewing

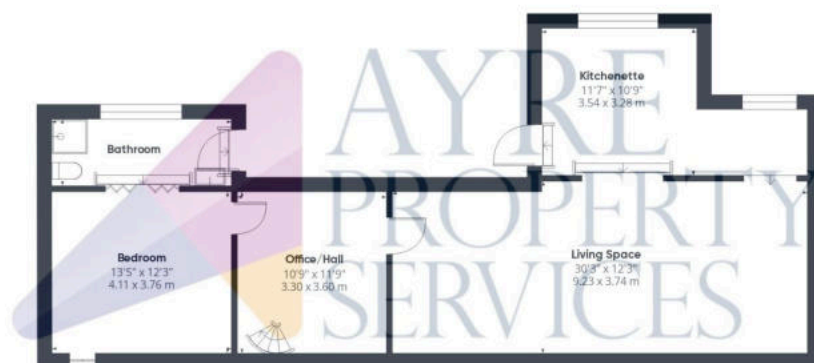
Strictly by appointment with the selling agents.

Location

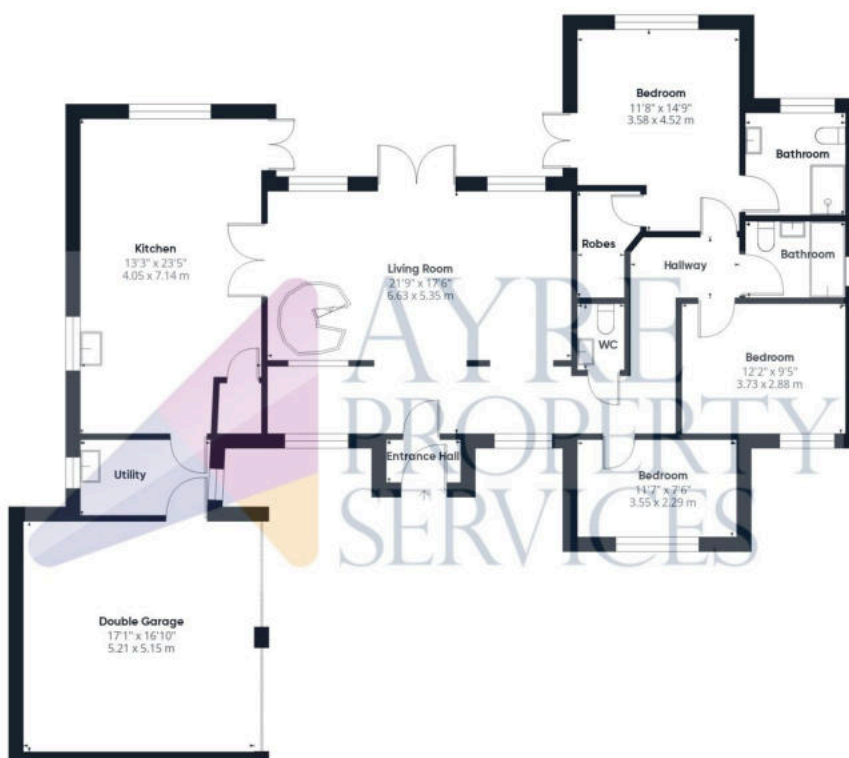
For detailed directions please contact the selling agents.

Details Prepared February 2026  
Property Reference 49777361

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

2532 ft<sup>2</sup>

235.2 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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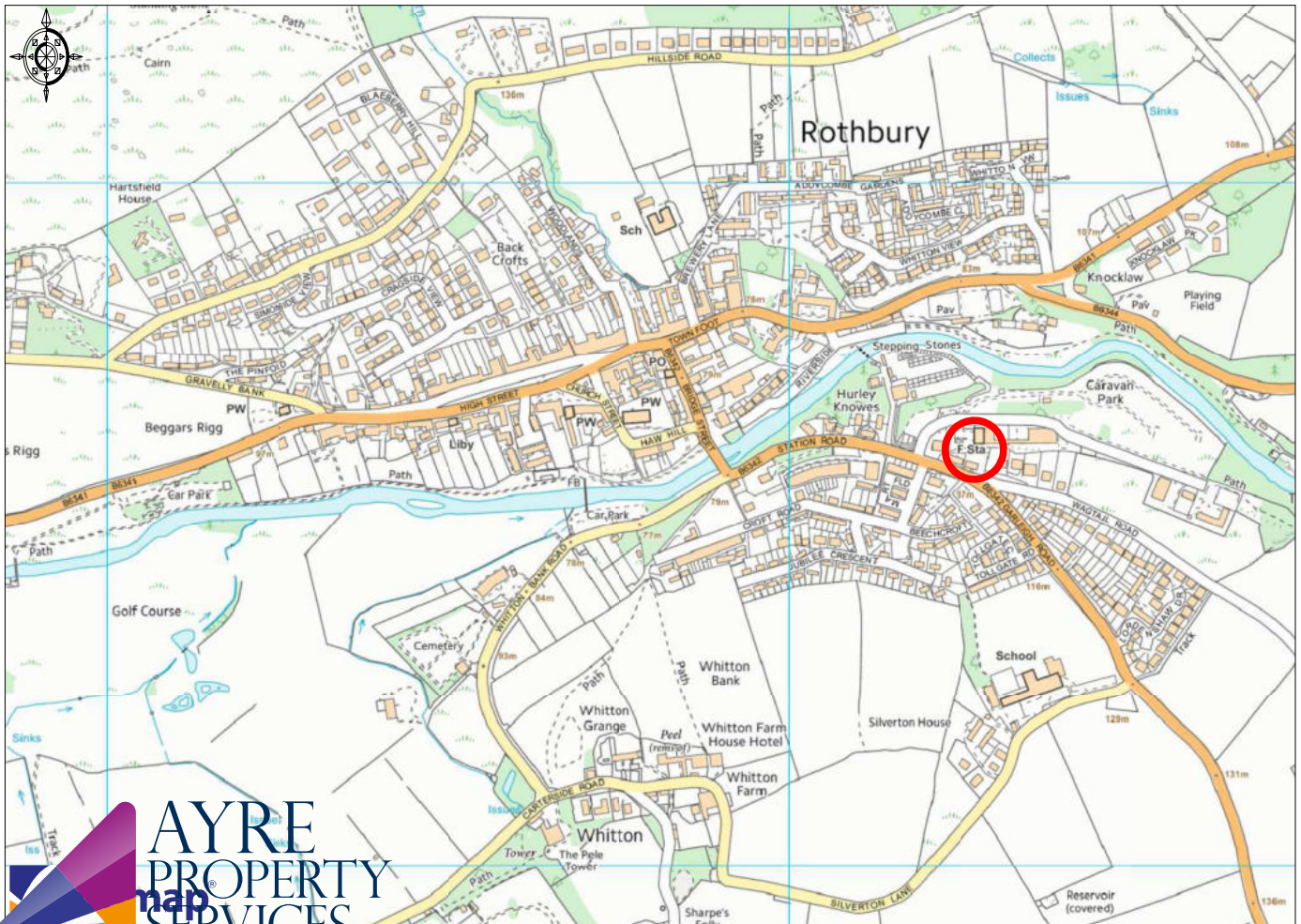
## Lower Level











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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.