



The Haven, Rothbury - NE65 7YA

Guide Price £850,000

PATON & CO
ESTATE AGENTS



The Haven

Rothbury, Morpeth

An impressive and versatile country residence, The Haven offers exceptional space, flexibility, and potential within a generous private setting.

- Substantial Residence Situated in the Popular Northumbrian Town of Rothbury
- Generous Garden Grounds
- Currently Run as a B&B
- Outline Planning for the Construction of a Dwelling Within the Grounds

ACCOMMODATION COMPRISES

Ground Floor – Entrance Vestibule, Central Hallway, Dining Room, Drawing Room, Family Sitting Room, Office, Dining Kitchen, Utility/Laundry, Boiler Room, Ample Storage

First Floor – Five Double Bedrooms, Principal Suite With En-Suite and Private Sitting Room, Fire Escape

Second Floor – Six Bedrooms (Three of Which are En-Suite), Family Shower Room, Fire Escape



Property Description

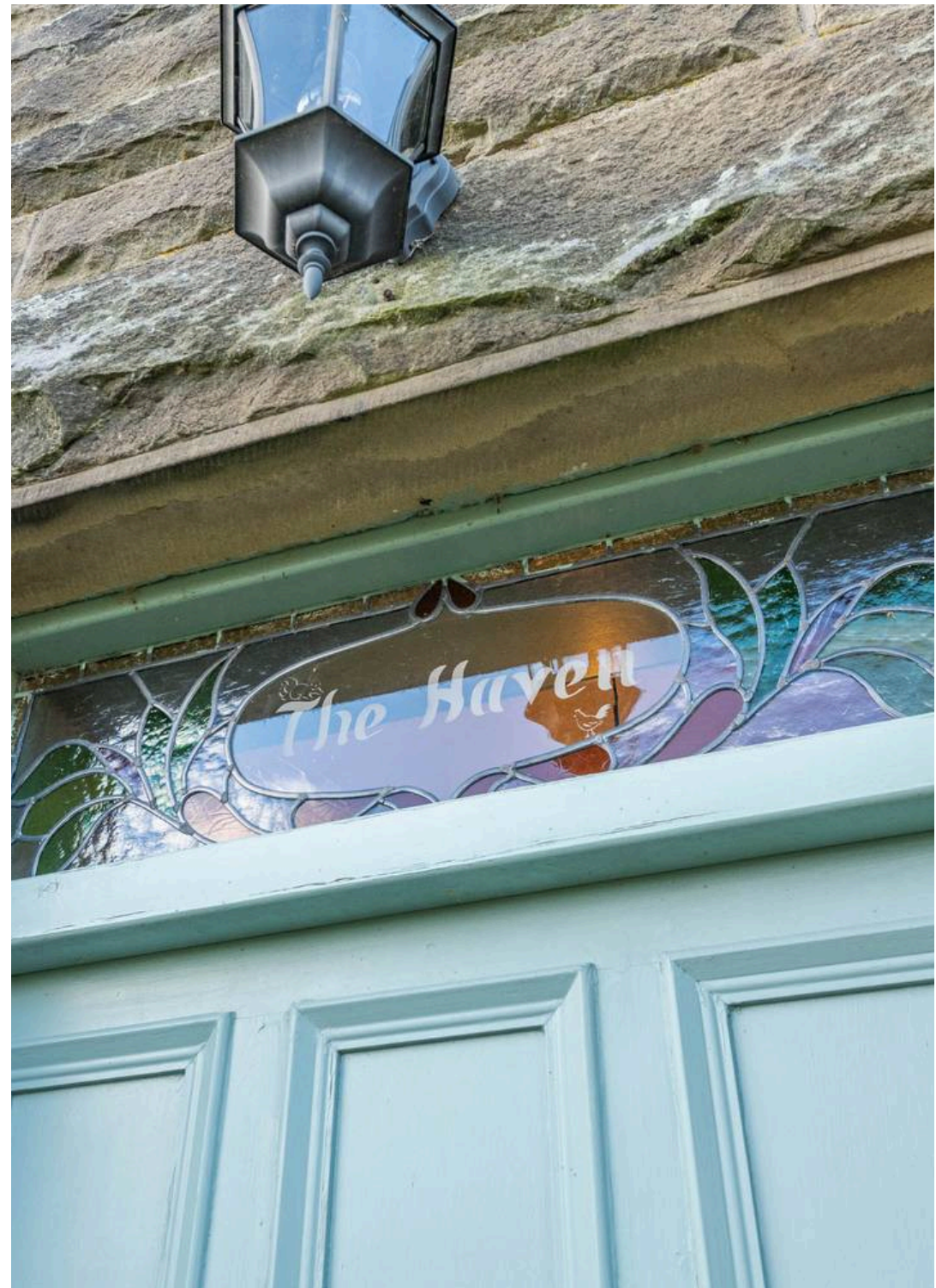
The Haven is a substantial and versatile Edwardian residence, built in 1908 and set within a generous plot. This impressive home has been successfully operated as a bed and breakfast, offering spacious and flexible accommodation across three floors. The property combines character and practicality, making it equally well-suited as a large family home or an income-generating opportunity.

The ground floor provides well-balanced living accommodation, including a spacious drawing room to the front with a bay window and a separate family sitting room to the rear, ideal for both relaxation and entertaining. A large kitchen sits at the heart of the home, complemented by a generous utility room and additional ancillary spaces. There is also a large dining room, office, and WC, offering excellent flexibility for modern family living or guest use.

The first floor comprises five generous en-suite bedrooms as well as a luxurious principal suite with its own private sitting room, a walk-in wardrobe, and an en-suite.

The upper floor continues to impress with six additional bedrooms, three of which enjoy en-suites, with the remaining rooms served by a family bathroom. This level is perfectly suited for extended family, guests, which could be converted into its own apartment or continued hospitality use, with a layout that maximises space and functionality.

Externally, the property is set within large, well-maintained grounds, reflecting the scale of its substantial plot and offering a high degree of privacy and space. There is a large private carpark for multiple vehicles, making it particularly well-suited for a bed and breakfast or for hosting visitors. The outdoor areas provide excellent potential for further landscaping or leisure use, enhancing the overall appeal of this impressive home. Notably, the grounds also benefit from outline permission for the construction of an additional dwelling, presenting an attractive opportunity for future development, subject to the necessary consents being renewed.





General Remarks

Services

Mains electricity, water, drainage and gas central heating.
Broadband services available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

The Haven is not listed and is situated out with the conservation area of Rothbury

Planning

Northumberland Planning Portal - A/2004/0223

Council Tax

Band B – Please note this is only for the residential portion of property and the rest is on commercial small business rates.

What3words

<https://w3w.co/guesswork.tides.fall>

Tenure: Freehold

EPC Energy Efficiency Rating: E







Area Insights

Rothbury, often described as the capital of Coquetdale, is a charming and picturesque village set within the heart of Northumberland, surrounded by rolling countryside and the stunning landscapes of the nearby National Park. The village itself offers a welcoming community atmosphere with a selection of independent shops, traditional pubs, cafés, and local businesses lining its attractive high street, creating a vibrant yet relaxed rural lifestyle.

The area is particularly renowned for its outdoor lifestyle, with excellent walking, cycling and leisure opportunities right on the doorstep, including the dramatic Simonside Hills and riverside walks along the Coquet. One of the region's most notable attractions is Cragside House and Gardens, a National Trust property just a short distance away, offering extensive woodland walks and historic interest as Britain's first hydroelectric-powered home.

Despite its rural setting, Rothbury remains well-connected. The village is approximately 30 miles from Newcastle upon Tyne, making it accessible for commuting or enjoying the city's wider amenities, shopping, and cultural attractions. Road links via the A697 and surrounding routes provide straightforward access across the region, while regular bus services connect Rothbury to Newcastle, Morpeth and Alnwick. T

he area is also well-served for families, with a selection of well-regarded local schools in and around Rothbury, alongside further educational options in nearby market towns. Combined with its strong sense of community, beautiful surroundings, and accessibility, Rothbury offers a balance of rural tranquillity and practical convenience, making it an increasingly desirable location for both permanent living and holiday accommodation.

Distances

Cragside House 2 miles, Longhorsley 9 miles, Powburn 11 miles, Alnwick 12 miles, Morpeth 16 miles, Wooler 20 miles, Newcastle 31 miles, Edinburgh 82 miles. (All distances are approximate)



Useful Links

The Turks Head - <https://www.turksheadrothbury.com/>

The Queen's Head - <https://www.queensheadrothbury.pub/>

The Three Wheat Heads Inn -
<https://www.threewheatheads.co.uk/>

Bewicks - <https://www.bewicks.uk/>

Newcastle House Hotel -
<https://www.rothburynewcastlehouse.co.uk/eat>

Northumberland public transport info -
<https://www.northumberland.gov.uk/Highways/Public-Transport.aspx>

National Rail - <https://www.nationalrail.co.uk/>

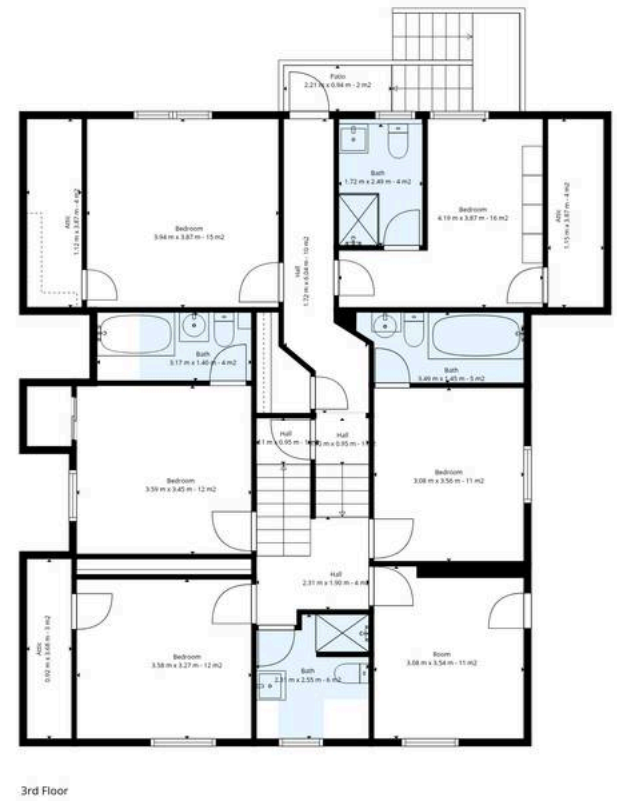
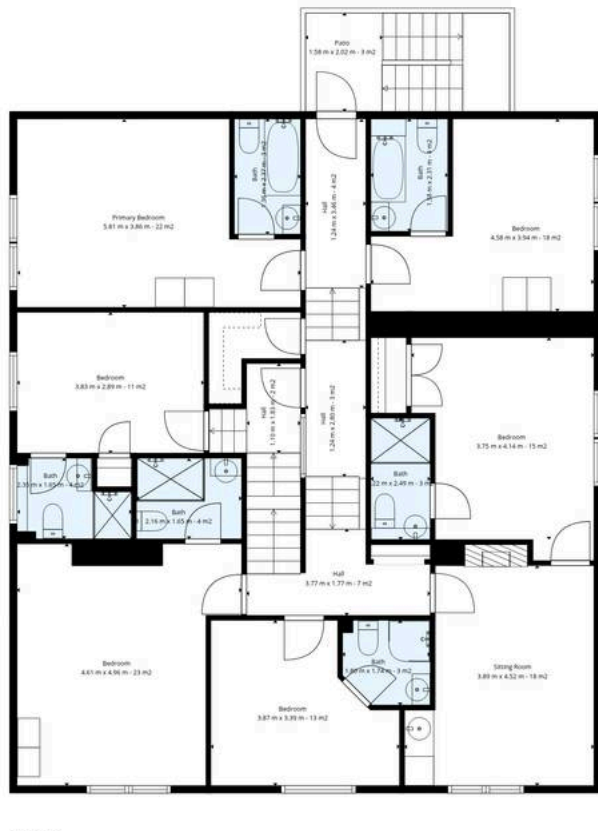
Cragside House and Gardens -
<https://www.nationaltrust.org.uk/cragside>

Simonside Hills -
<https://www.northumberlandnationalpark.org.uk/places-to-visit/simonside/>

Discover Rothbury - <https://discoverrothbury.co.uk/>

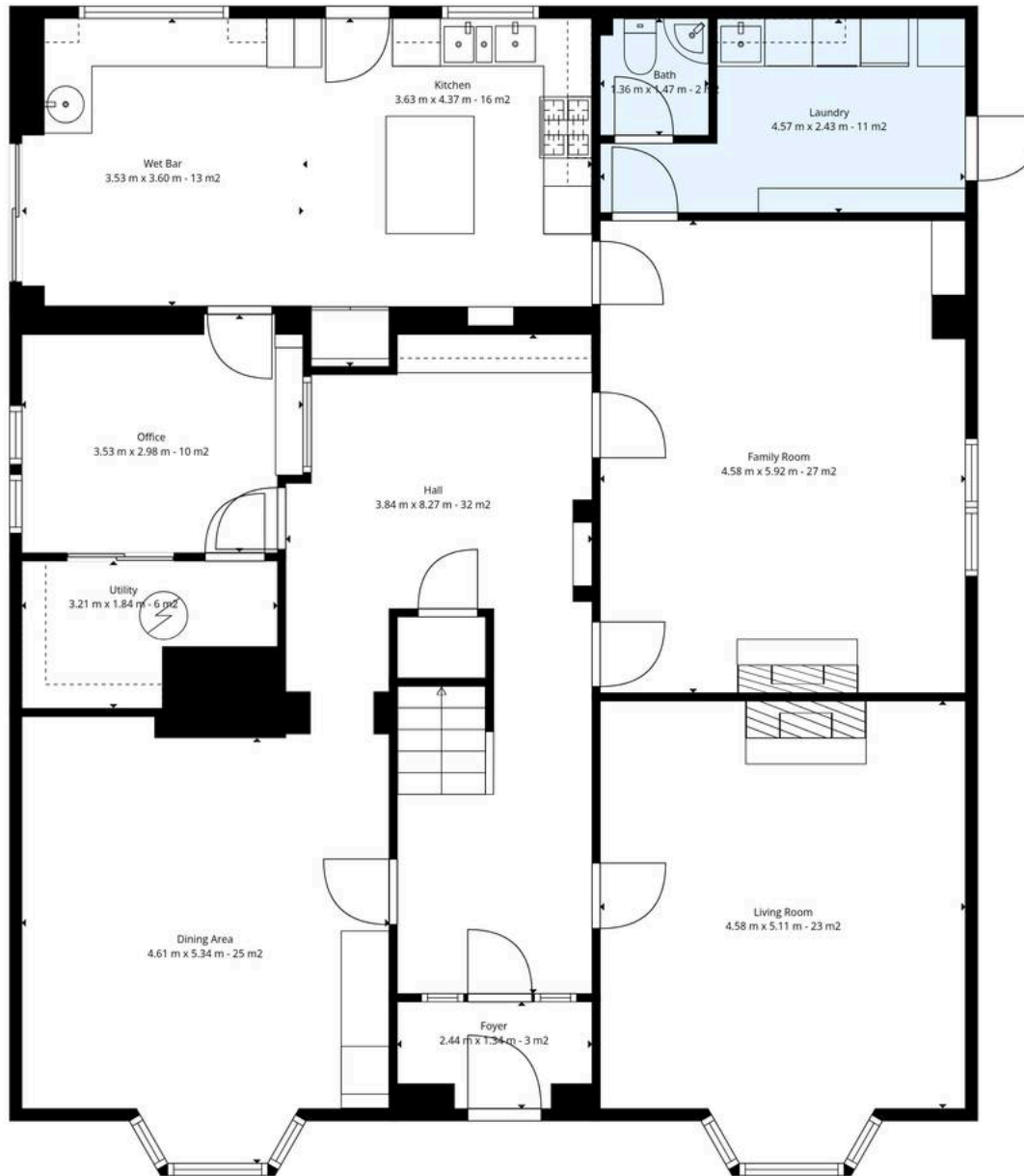
Brinkburn Priory - <https://www.english-heritage.org.uk/visit/places/brinkburn-priory/>





Total: 428 m²
 1st Floor: 158 M², 2nd Floor: 162 M², 3rd Floor: 108 m²
 Excluded Areas: Utility: 6 M², Patio: 10 M², Low Ceiling: 18 M²,
 Attic: 5 M², Walls: 25 m²



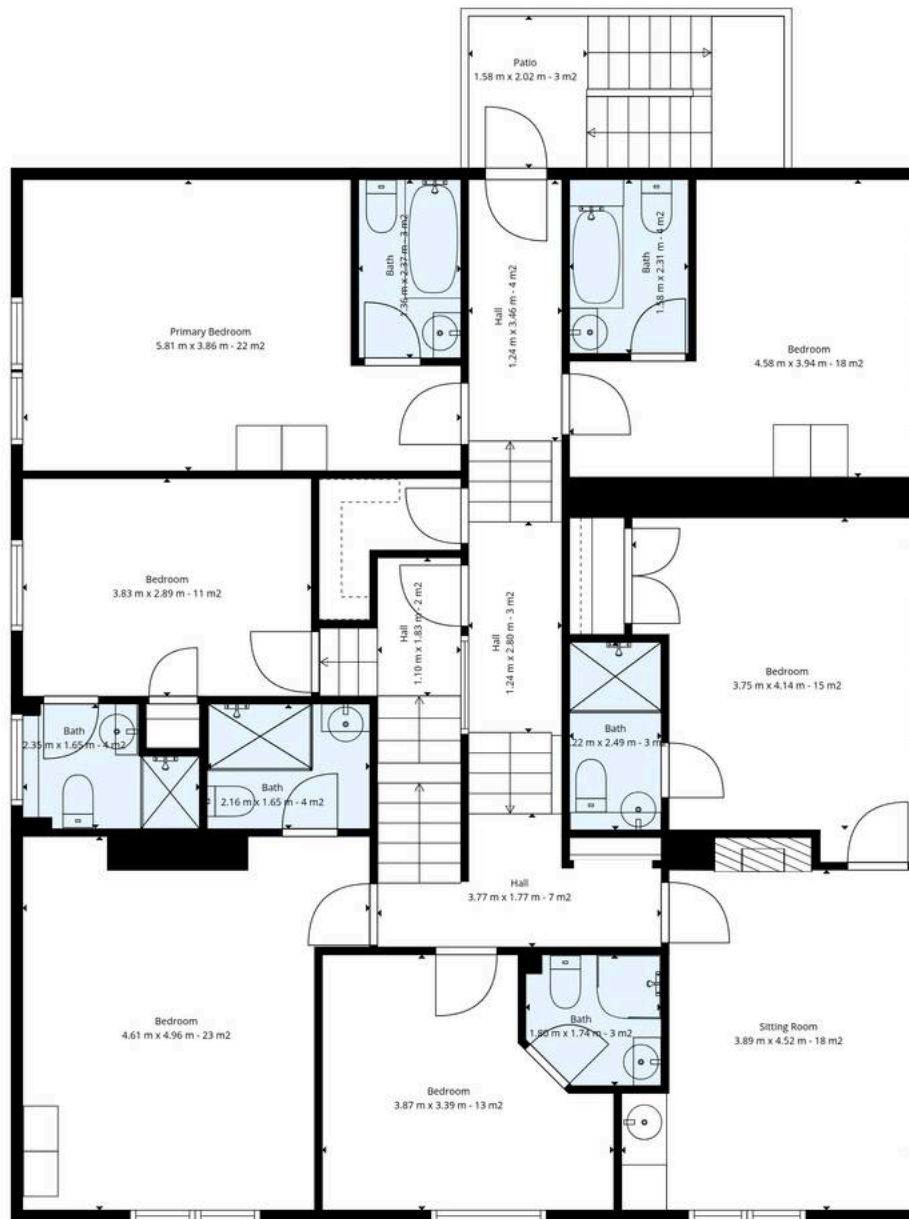


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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



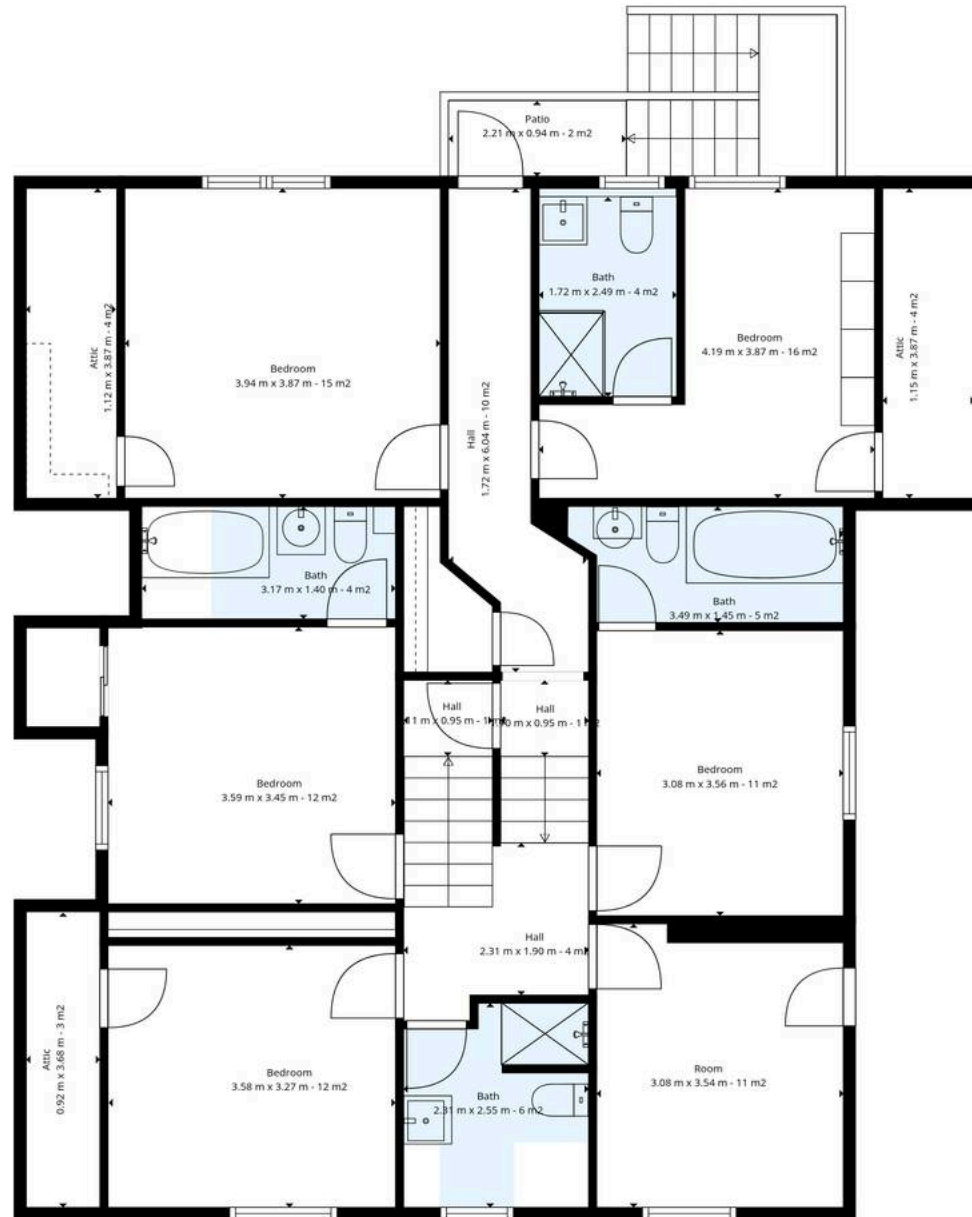


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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co Estate Agents

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/