



# FEATHERWOOD HILLSIDE, ROTHBURY

AYRE  
PROPERTY  
SERVICES

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# £450,000

GUIDE  
PRICE



A spacious 2-storey house in an elevated position located at the far eastern end of Hillside. The south-facing sitting room with external balcony takes advantage of exceptional views towards the Simonside Hills. The property has an integral Garage and ample Parking to the front. Accommodation comprises, on the Ground Floor; Sun Room, Reception Hall, Cloakroom, Utility, Bedroom. On the First Floor; Sitting Room, Kitchen, 3 double Bedrooms, principal Bedroom has an En-Suite (one bedroom currently used as an office) and family Bathroom. The property is approached by a drive with gardens that wrap around the property.

## 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 new Shell forecourt in Thropton is a mile away.

## Services

Mains electricity, drainage and water.  
Electric storage heating. Log Burning Stove.

Postcode  
NE65 7PT

Local Authority  
Northumberland County Council  
Tel: 01670 627 000

Council Tax  
Council Tax Band E - £3,021.20 (2025/26)

Tenure  
Freehold

Viewing  
Strictly by appointment with the selling agents.

EPC Rating  
Current rating is an D (55) with potential to improve to a C (71)

Location  
For detailed directions please contact the selling agents.

Details Prepared July 2027  
Property Reference APS 76973987



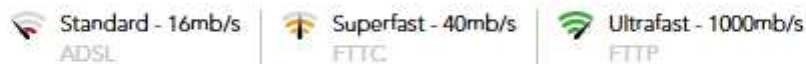
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



### Mobile Signal:

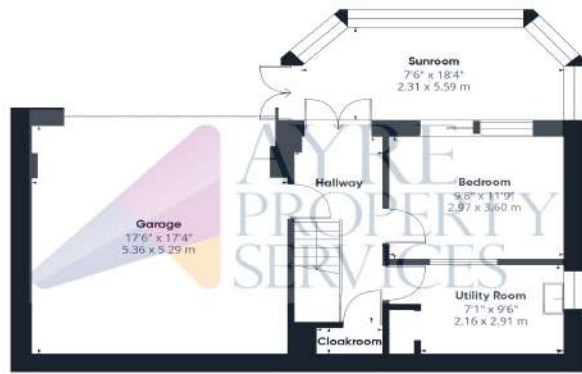


### Broadband Speed:



### Cable / Satellite TV Availability:





Floor 0



Floor 1

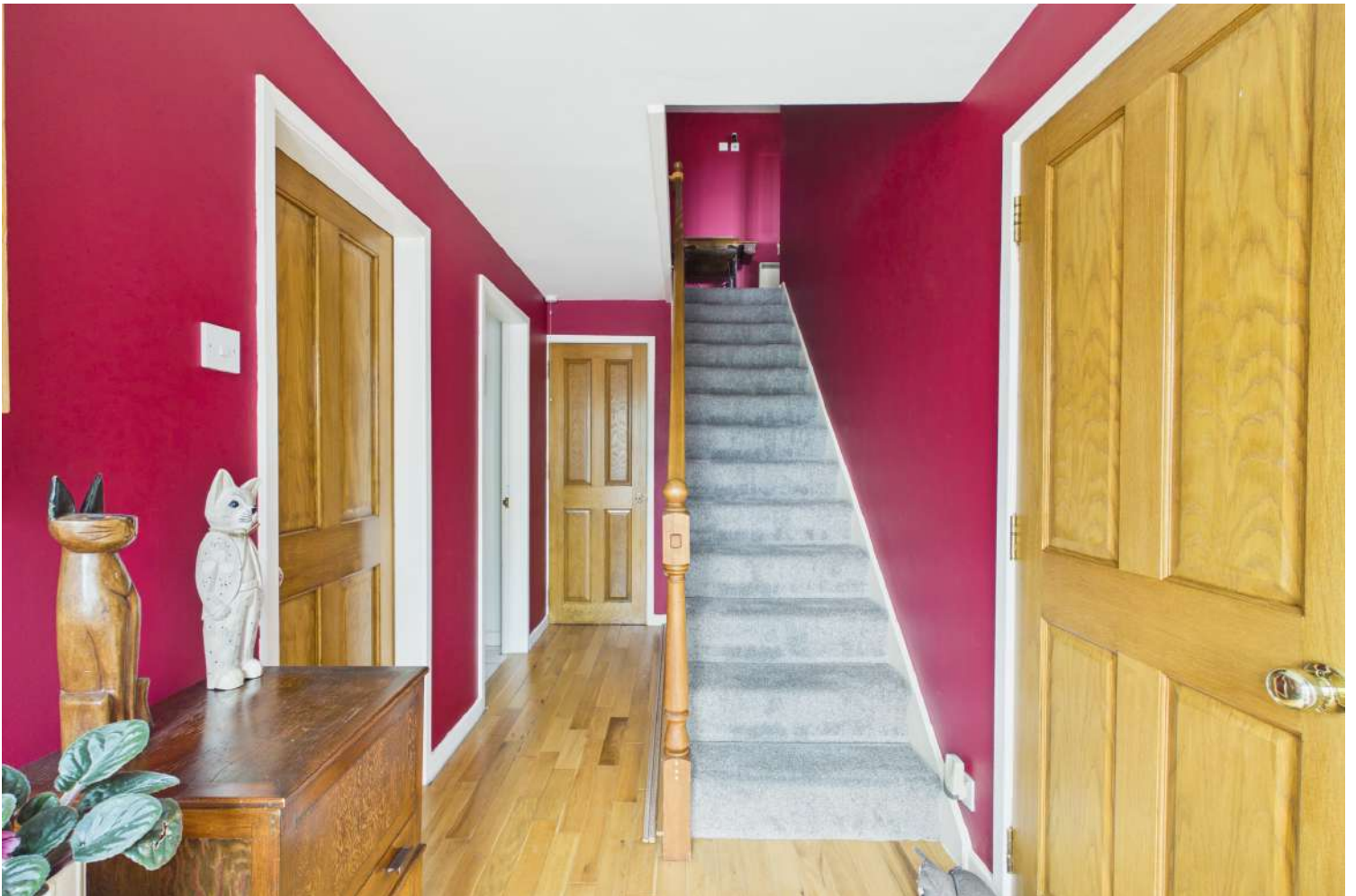
**Approximate total area<sup>9</sup>**  
 1652 ft<sup>2</sup>  
 153.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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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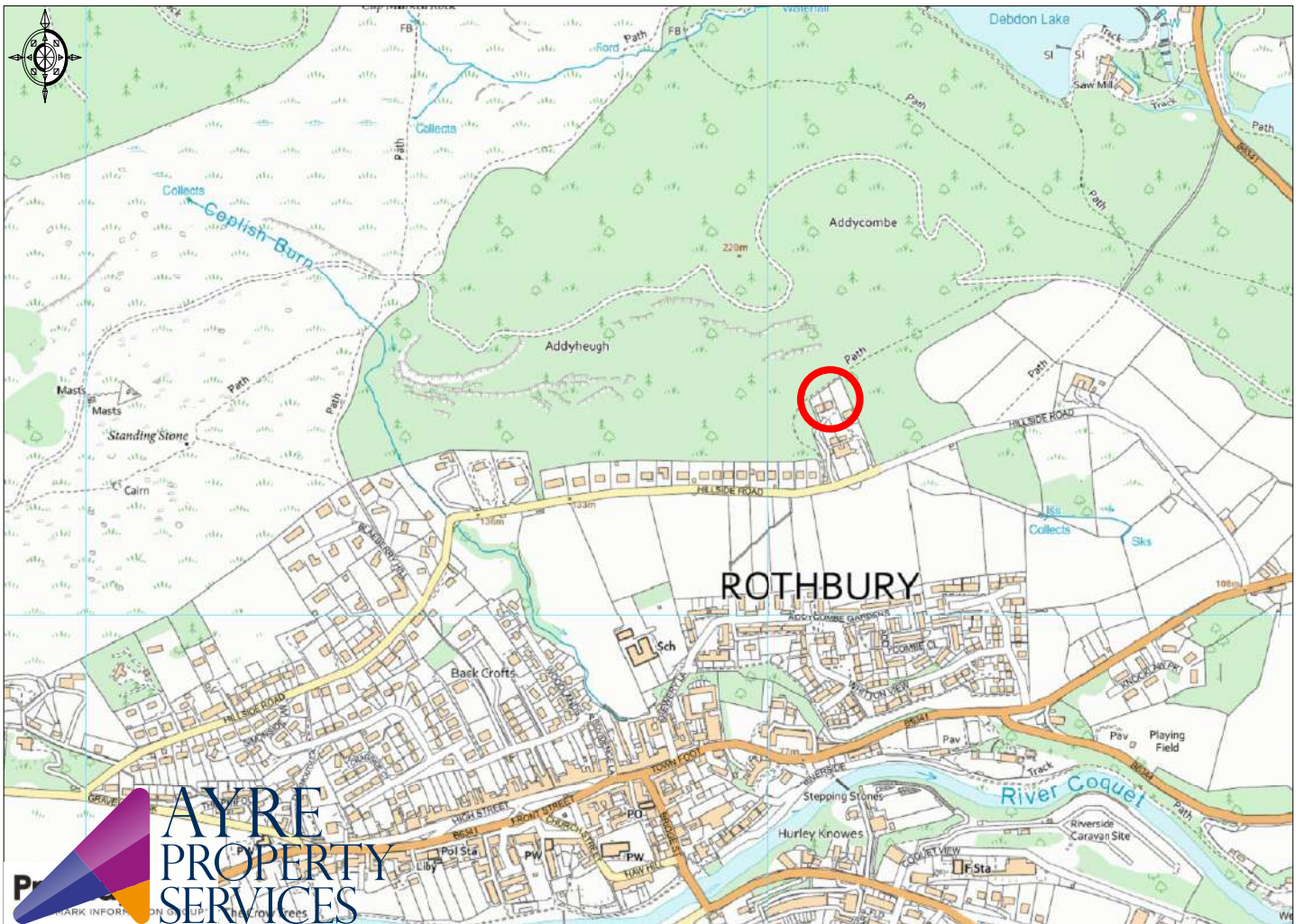












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**Important Notice**

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.