



ROSE COTTAGE

OTTERBURN

£285,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

An immaculately presented detached house in the popular village of Otterburn. Constructed of stone under a slate roof the property offers spacious single storey accommodation which comprises; Entrance Hall, Sitting Room with Log Burning Stove, Two Bedrooms, Kitchen and Family Bathroom. The property has been upgraded throughout, with improvements including rewiring, a newly installed kitchen and bathroom, redecoration, and some new floor coverings. These upgrades enhance both the functionality and presentation of the home, creating a well-maintained and refreshed living space ready for immediate occupation. Externally there is a single garage (which could be incorporated into the main accommodation, subject to necessary consents), there are private walled gardens to the front of the property and raised lawns to the rear.

Otterburn

Otterburn has a rich historical background, most notably the site of the 1388 Battle of Otterburn, which was part of the Anglo-Scottish border conflicts. The village also hosts the Otterburn Training Area, a significant military firing range, which contributes to the local economy and regional importance. Despite its modest size, Otterburn maintains a strong sense of community and preserves traditional Northumbrian architecture and heritage.

Logistics

Newcastle 32 Miles
Rothbury 15 Miles
Hexham 27 Miles

Postcode

NE19 1NU

Services

Mains electricity, water and drainage, Gas Central Heating (LPG) combined with electric room heaters. Loft insulation has been improved to 350mm.

Local Authority

Northumberland County Council
Tel: 0345 600 6400

Council Tax

Council Tax Band B - £1,960.99 25/26

Tenure

Freehold

EPC Rating

Current Rating - F
Full report available upon request.

Viewing

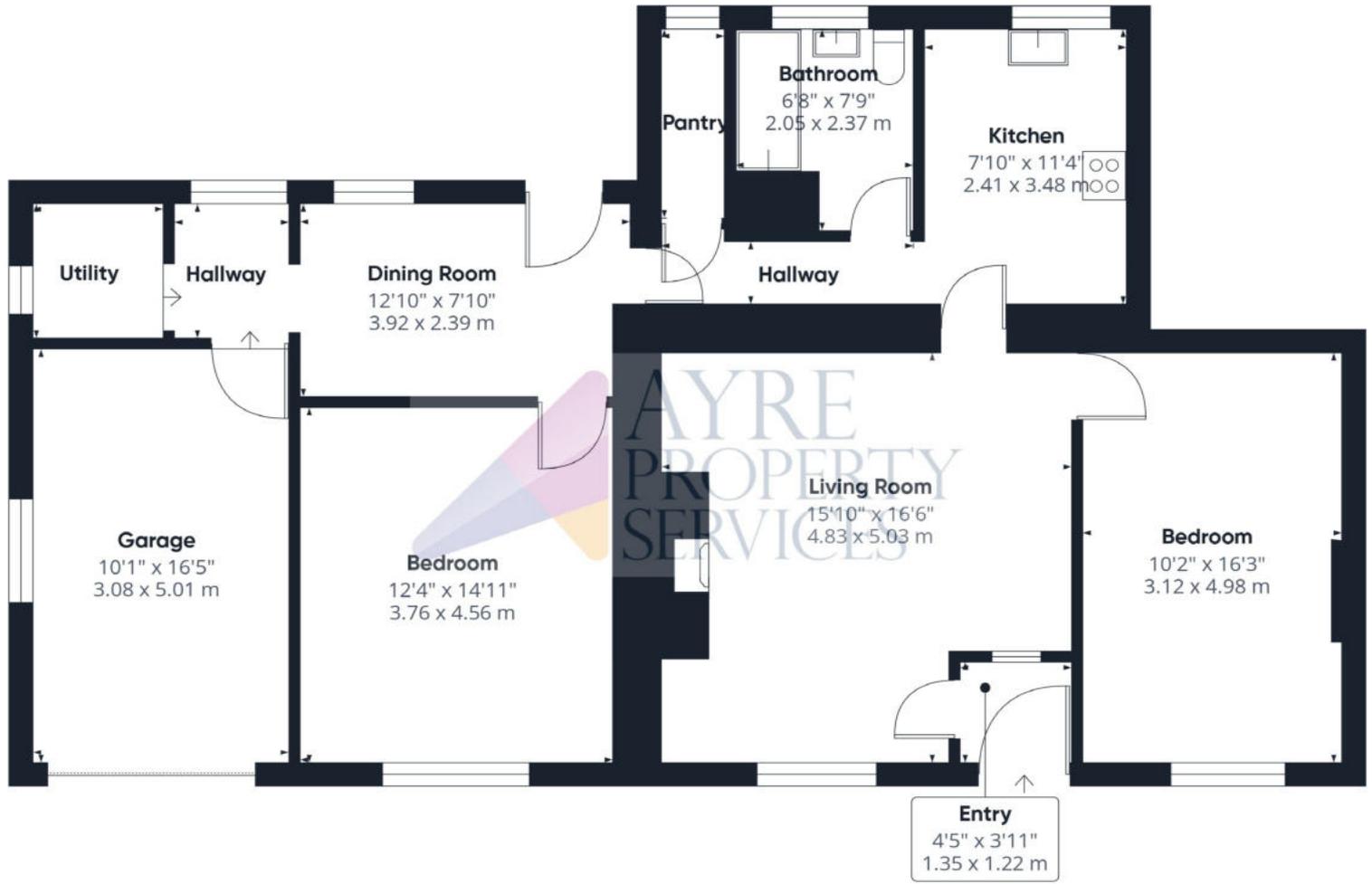
Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	32 F	
1-20	G		







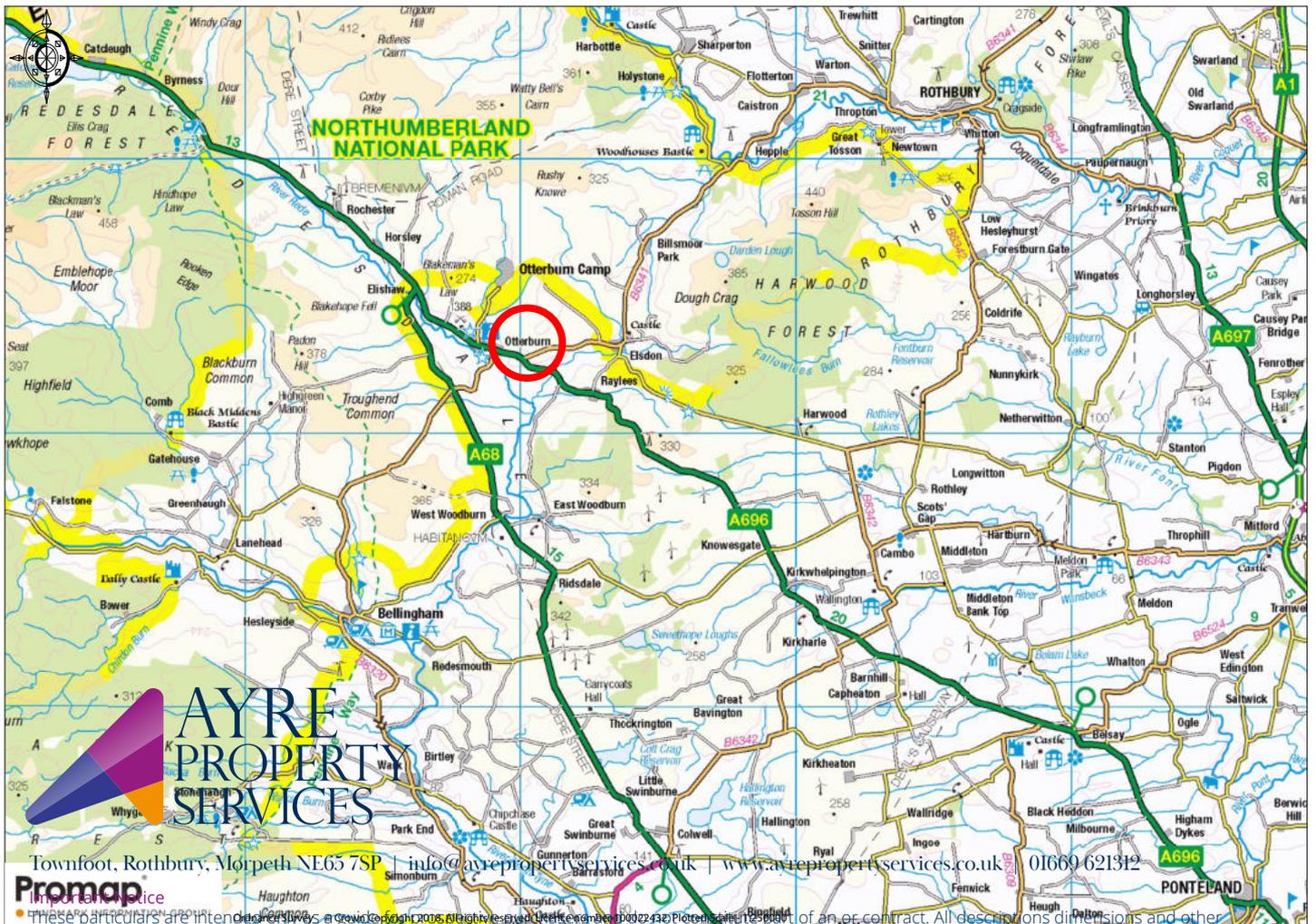












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