



**Great Gable Cottage, Wagtail Road,
Rothbury, Morpeth, NE65 7PQ**

Great Gable Cottage

Wagtail Road
Rothbury
Northumberland NE65 7PQ

£500,000

Entrance Hallway | Breakfasting Kitchen | Utility Room | WC | Living Room | Dining Room | Office/Snug | Hallway | 4 Double Bedrooms | 2 Bathrooms | Double Garage

Internal accommodation extends to approx. 2,200 sq.ft. (200 sq.mts)

Great Gable Cottage is a substantial detached house, occupying an elevated position in a site extending to approximately 0.25 of an acre.

The property boasts lovely views, and comes with a separate detached garage building set back from the main house across a generous tarmac driveway, providing additional parking and turning.

The ground floor of the main house centres around an impressive open-plan breakfasting kitchen, fitted with sleek cream gloss cabinetry, a central island, and a range-style cooker, flowing into a casual dining and seating area lined with bookshelves. Beyond this sits a separate, more formal dining room, a spacious living room with a log burning stove, and a versatile office or snug. A utility room and downstairs WC add further practicality, while a bright, tiled conservatory-style garden room with French doors leads out to the rear terrace, filling the space with natural light.

Upstairs, the first floor offers four well-proportioned bedrooms served by two bathrooms, arranged off a spacious central landing.

Outside, the house is approached via a curving driveway framed by stone retaining walls and steps leading up to the entrance, with the detached garage positioned to one side.

To the rear, a paved patio provides an ideal spot for outdoor seating and dining while taking in the incredible views, stepping down into a well-established garden with neat lawns, mature hedging, with a mixture of shrubs and some wildflower areas.



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 but a mile away.

Community

Rothbury is a vibrant community offering an annual Traditional Music Festival, pubs and restaurants, a variety of fitness classes, an amateur dramatics group, lunch clubs, a Makers' Market and Repair Café, U3A, WI, and a community choir. Community events and excursions take place regularly, both from the Village Hall and throughout the Coquet Valley.

Services

Services: Mains Electricity | Gas Fired Central Heating & Hot Water | Mains Drainage | Mains Water Supply |

Distances

Morpeth (&train station) - 17miles

Alnwick - 11miles

Newcastle City Centre - 32miles

Newcastle Airport - 25miles

Tenure: Freehold

Title Number - ND113993

Local Authority: Northumberland County Council

Council Tax Band F - £3,751.00 2026/27

Energy Performance Certificate

Current Rating C- 79

Viewings

Strictly by appointment with the Selling Agents

What3Words

///sunblock.baseballs.bronzes





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate total area⁽¹⁾

2161 ft²

200.5 m²

Reduced headroom

80 ft²

7.5 m²

(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.

GIRAFFE360











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Important Notice

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