



Northumberland
Properties

7 Rothley Hall, Rothley
£525,000





7 Rothley Hall

Rothley, Morpeth

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- Prestigious Rothley Hall setting – positioned within a private estate surrounded by open countryside, woodland, and landscaped communal grounds
- Five-bedroom, three-bathroom layout – offering well-balanced accommodation suited to both family living and flexible use
- Approx. 2,623 sq ft across three floors
- Generous living space with separate snug
- Principal bedroom with dressing area and en suite – creating a defined and comfortable private space within the home
- Top floor suite with roof terrace access – a versatile level currently arranged as a private retreat with elevated views across the estate
- Exclusive leisure and outdoor lifestyle – including access to tennis court, gym facilities, woodland walks, and a shared paddock
- Residents of Rothley Hall further benefit from a substantial private garage alongside allocated parking.





First Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



First Floor Building 2

Approximate total area⁽¹⁾

2623 ft²
243.7 m²

Reduced headroom

21 ft²
2 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





There is a quiet rhythm to life at Rothley Hall.

Mornings begin with walks through open countryside, directly from your front door. Evenings bring a different pace, retreating to your balcony or roof terrace, the surrounding landscape unfolding before you as the sun sets across the Northumberland countryside. It is a setting that offers space to breathe, yet remains reassuringly connected.

Set within the grounds of this distinguished estate, this five-bedroom residence extends to approximately 2,623 sq ft and provides generous, adaptable accommodation across three floors.

Residents of Rothley Hall further benefit from detached garage blocks, thoughtfully arranged with each home enjoying a substantial private garage alongside allocated parking.

Life at Rothley Hall extends beyond the property itself. Residents enjoy access to private woodland, a shared paddock, a full-size tennis court, and a dedicated leisure space with gym facilities, all set within beautifully maintained communal grounds.

This is a home that will resonate with those seeking a change of pace, often a move away from city or town living, without losing the convenience that those locations provide. Morpeth, Ponteland, and Rothbury are all within easy reach, offering a strong mix of independent shops, restaurants, schooling, and transport links, including access to the A1 and mainline rail connections.



Northumberland Properties

12 Market Street, Alnwick - NE66 1TL

01665660910 • info@northumberlandproperties.co.uk • <http://northumberlandproperties.co.uk>



Northumberland
Properties