



2 TOLLGATE CRESCENT ROTHBURY

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PROPERTY
SERVICES

£290,000

GUIDE
PRICE

01669 621312
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An exceptionally well-presented semi-detached dormer bungalow occupying an elevated position on the sought-after southern edge of Rothbury, within comfortable walking distance of the village centre. The property enjoys delightful open views towards Rothbury and the Carriage Drive. The accommodation is both spacious and versatile, arranged over two floors. Ground Floor: Entrance Porch; Breakfasting Kitchen featuring a central island and impressive five-ring, three-oven range cooker; Living Room with log-burning stove; Dining Room/Bedroom; additional Bedroom; Family Bathroom; and a bright Sun Room overlooking the gardens. First Floor: A generous Principal Bedroom complemented by a walk-in Dressing Room. The property retains considerable character and period charm, including leaded windows, deep skirting boards, stripped wooden floors, and high ceilings. Externally, the home benefits from a detached garage/workshop, greenhouse, attractive cottage-style front and rear gardens, and off-road parking.

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 Craggside. 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 addition of the new Shell Forecourt in Thropton is only a mile away.

Services

Mains electricity, gas, drainage and water. Fully double glazed.

Postcode

NE65 7RE

Local Authority

Northumberland County Council

Tel: 0345 600 6400

Council Tax

Band C - £2,197.24- 2024/25

Tenure

Freehold

EPC Rating

Current Rating - TBC

Viewing

Strictly by appointment with the selling agents.

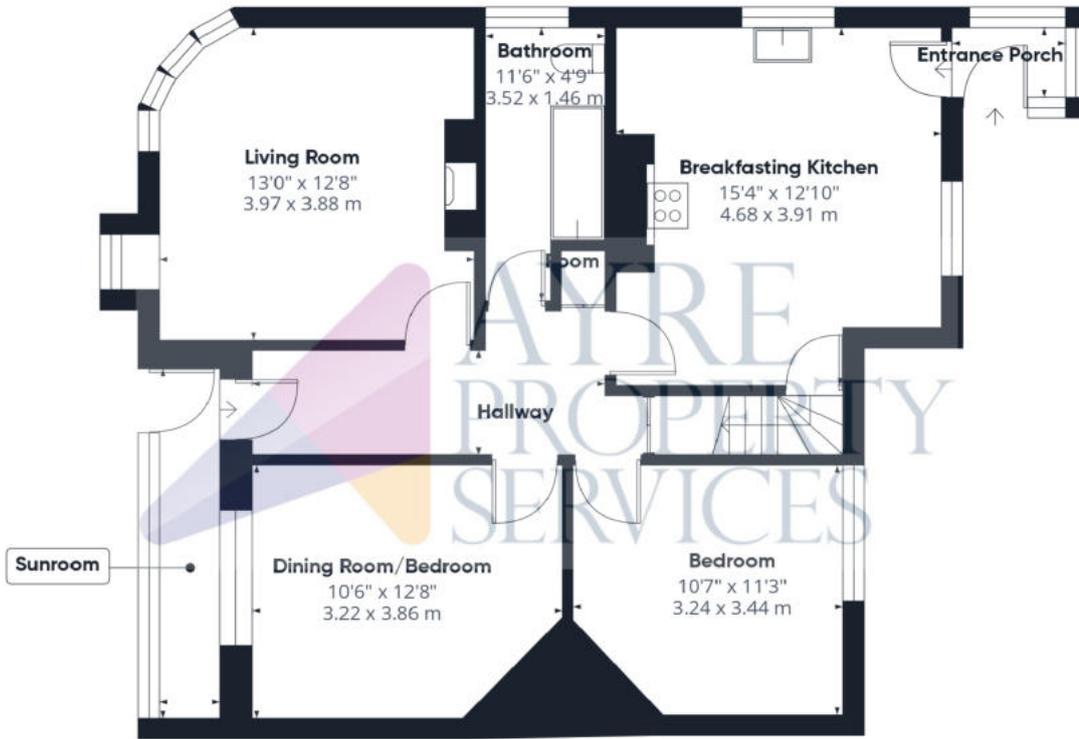
Location

For detailed directions please contact the selling agents.

Details Prepared February 2026

Property Reference 93618944





Floor 0 Building 1

Approximate total area⁽¹⁾

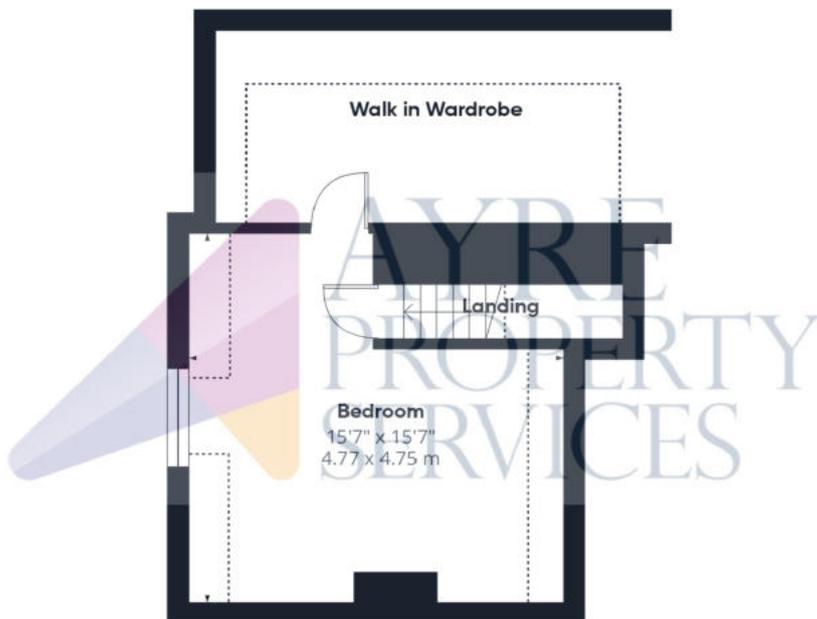
1021 ft²

94.7 m²

Reduced headroom

34 ft²

3.1 m²



Floor 1 Building 1

(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.

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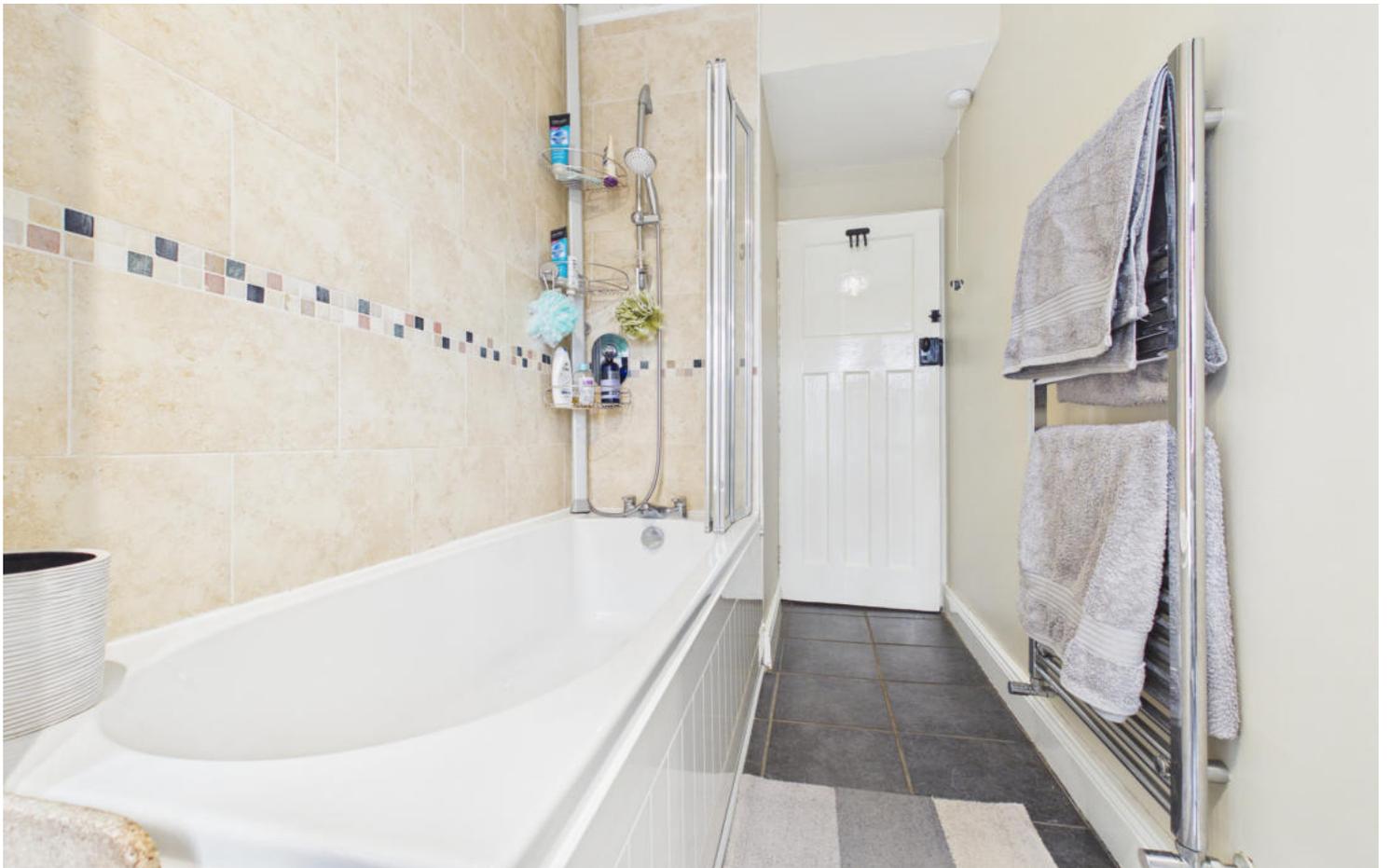




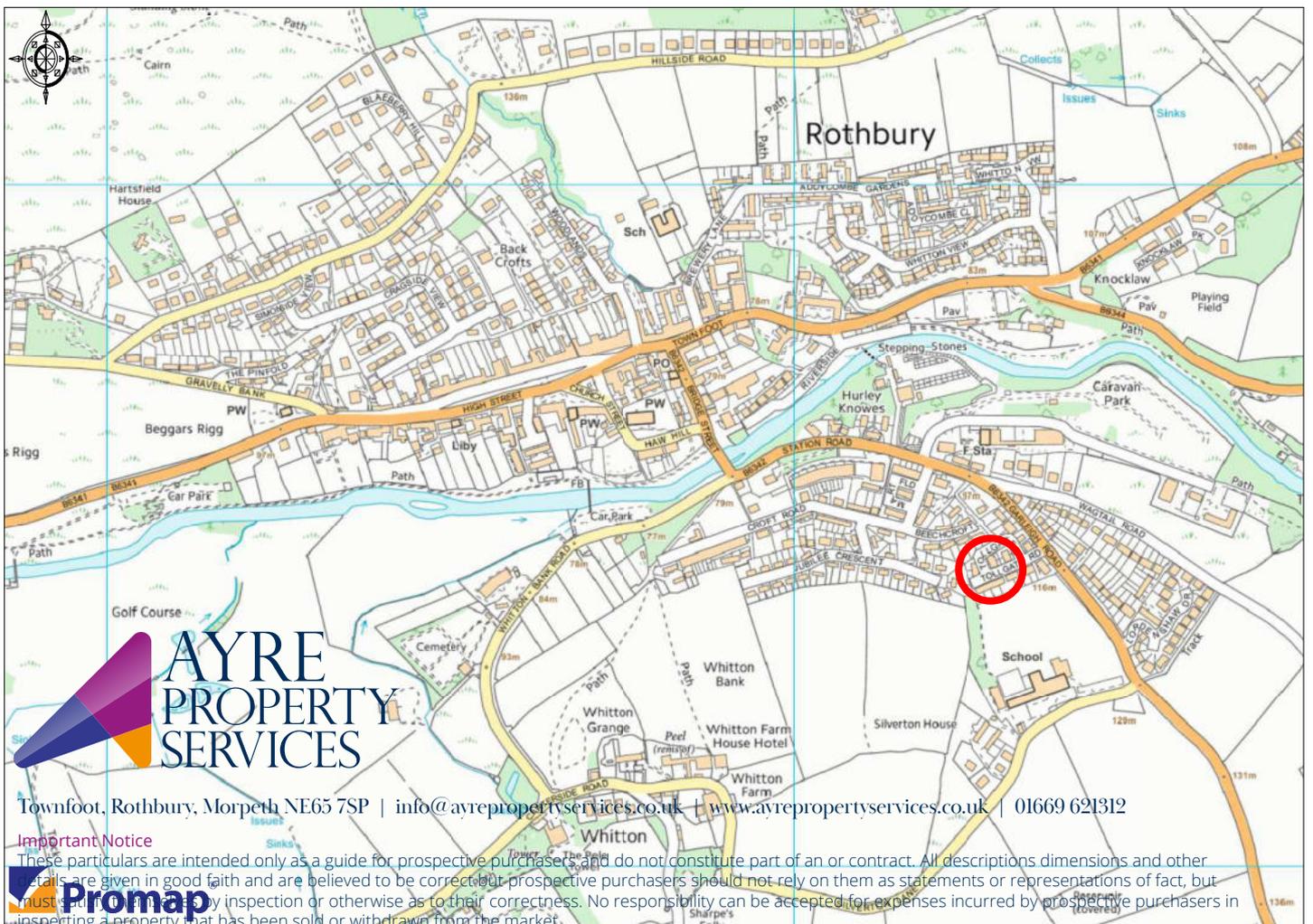












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 These particulars are intended only as a guide for prospective purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given in good faith and are believed to be correct, but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by independent 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.