



ROSEMOUNT

HILLSIDE EAST, ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
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£650,000

GUIDE
PRICE

An immaculately presented split level detached property occupying a plot approximately a third of an acre. Arranged over two floors and extending to 3,000 square feet the extremely well-appointed interior boasts light and spacious accommodation with features including, quality kitchen and Bathrooms, log burning stoves, south-facing balconies which afford panoramic views of the hills and countryside surrounding the village. The accommodation comprises on the Ground Floor: Entrance Porch, Hall, Sitting/Dining Room, Bathroom, Utility Room and Four Bedrooms, the principal Bedroom has an En-Suite and Balcony. On Lower Ground Floor: Formal Dining Room, Kitchen, Breakfast Room, Family Room and Study/Fifth Bedroom with Shower Room. Double Garage and ample parking. The gardens are south facing and are well established with mature planting, Sunhouse and Shed. There is access to storage space under Rosemount.

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 Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, 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.

Rosemount

On approach Rosemount is deceptive, masquerading as a small cottage nestled into Hillside East, then unfolding to envious bright south facing living accommodation with views of the stunning Simonside Hills and the Valley beyond.

Externally

Access is from Hillside East, the property has a double garage, parking for multiple cars. The gardens are well stocked with cleverly placed seating areas around the terraces.

Services

Mains electricity, water and drainage. Oil fired central heating. Log burning stoves in Sitting Room and Dining Room. There is solar PV paneling to the property benefitting from a from a feed-in tariff.

Postcode

NE65 7YF

Title Number

ND114796

Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

The Property is in Band F - (£3,421.94 2024/25)

EPC Rating

Current Rating

To be confirmed

Viewing

Strictly by appointment with the selling agents.

Details Prepared July 2024

Property Reference APS 95274443



Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

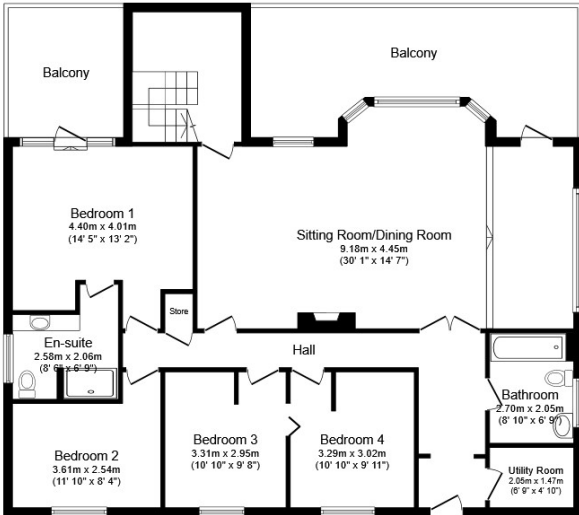
Broadband

Basic	18 Mbps
Superfast	80 Mbps
Ultrafast	980 Mbps

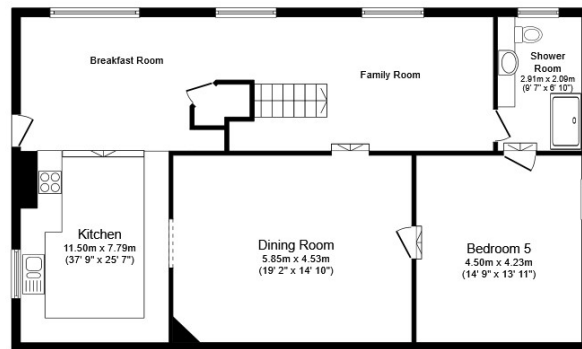
Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

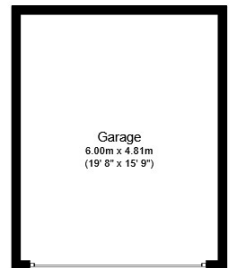




Ground Floor



Lower Ground Floor



Garage

Total floor area 269.2 sq.m. (2,898 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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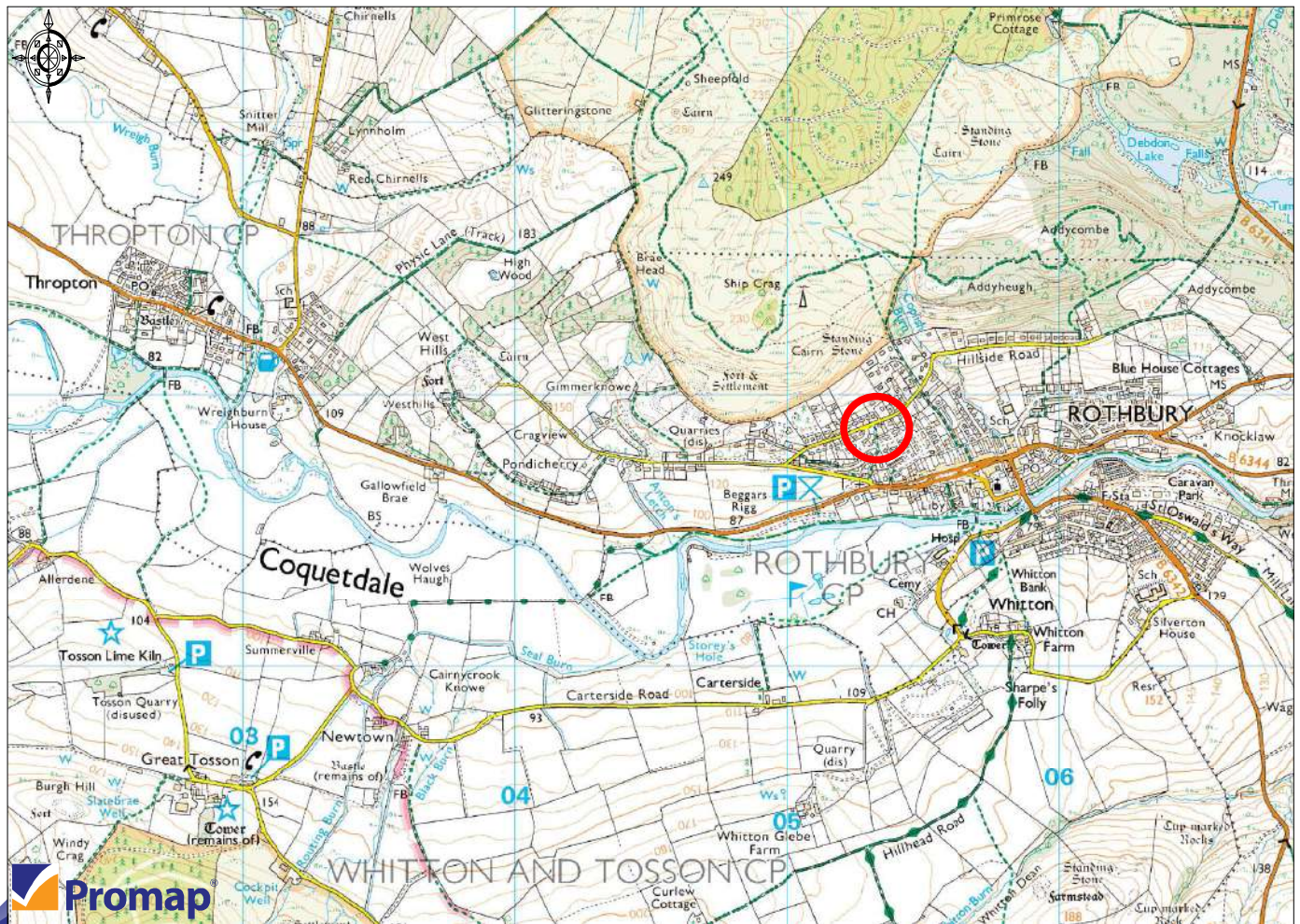












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