



# HIGH NORLAND

## HILLSIDE WEST, ROTHBURY

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SERVICES

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# £750,000

GUIDE  
PRICE

A detached house occupying a large and extremely attractive site on Hillside West in Rothbury. The property has undergone an extensive refurbishment programme and now provides a modern contemporary space finished to a particularly high standard. The house is approached via a private gated driveway and benefits from mature gardens and beautiful views over the Simonside Hills and the Valley beyond. The Accommodation comprises, On the Ground Floor, Porch, Sun Room, Dining Room, large south facing Sitting Room, Conservatory, newly fitted Kitchen and Utility Room with a rear Porch. On the First Floor there is a large Landing/Study area and three Bedrooms. The principal Bedroom has a dressing room and En-Suite. Large Double garage, with workshop spaces with additional shower room are at Lower Ground Level. Small gardens to the front of the property and large garden with summerhouse to the rear.

## 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.

## High Norland

Occupying a plot approximately a quarter of an acre and with the accommodation extending to over 4,000 square feet, High Norland has undergone a full restoration programme, including newly installed kitchen and utility room, new bathrooms, freshly plastered walls with decoations in white throughout. The sellers attention to insulating the property has made High Norland very energy efficient.

## Externally

Access is from Hillside West, through wrought iron gates to a driveway and to the double garage. Gardens to the rear which are predominantly lawned with Summerhouse and storage shed.

## Services

Gas fired central heating (Boiler installed 2022). Electric range cooker. Mains electricity, water and septic tank drainage.

## Postcode

NE65 7YJ

## Title Number

ND72924

## 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 - C (75)

Full EPC report available upon request.

## Viewing

Strictly by appointment with the selling agents.

Details Prepared June 2024

Property Reference APS 80083576

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Mobile Coverage

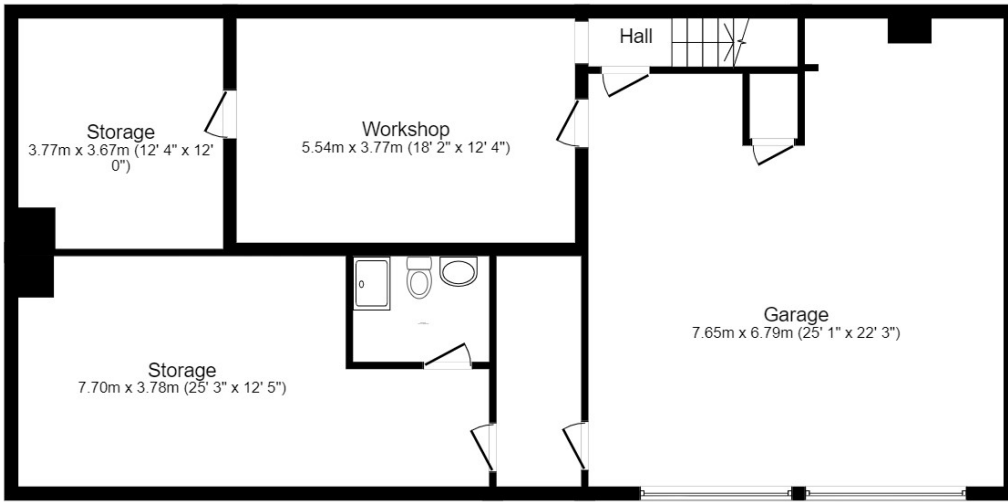
EE	●
Vodafone	●
Three	●
O2	●

## Broadband

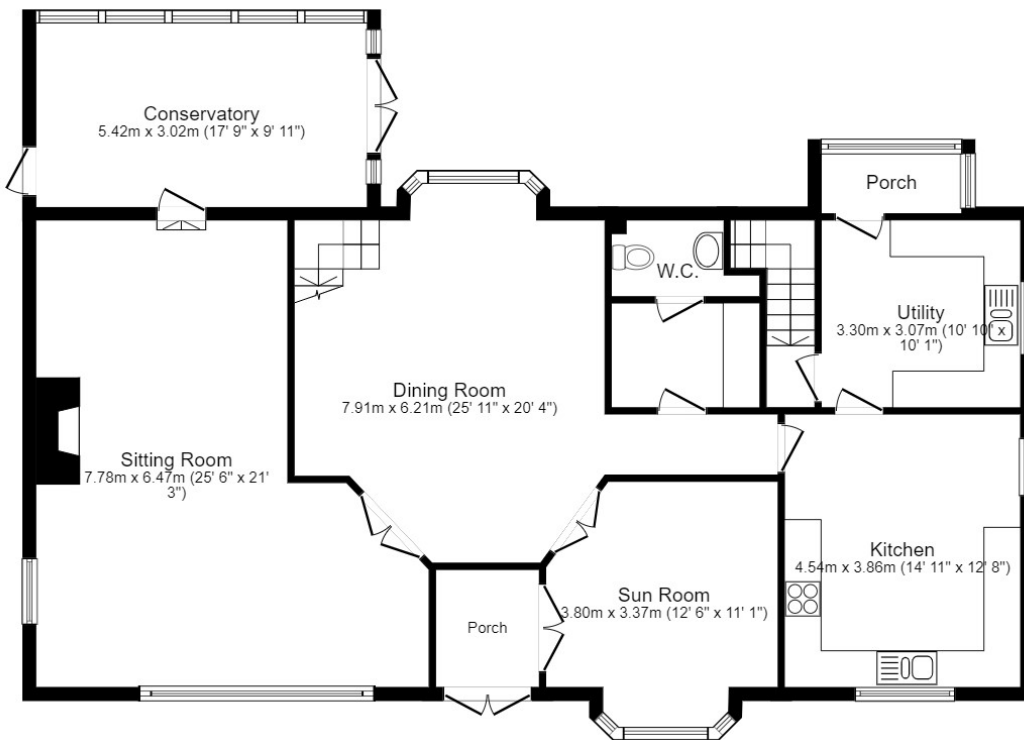
Basic	18 Mbps
Superfast	80 Mbps
Ultrafast	980 Mbps

## Satellite / Fibre TV Availability

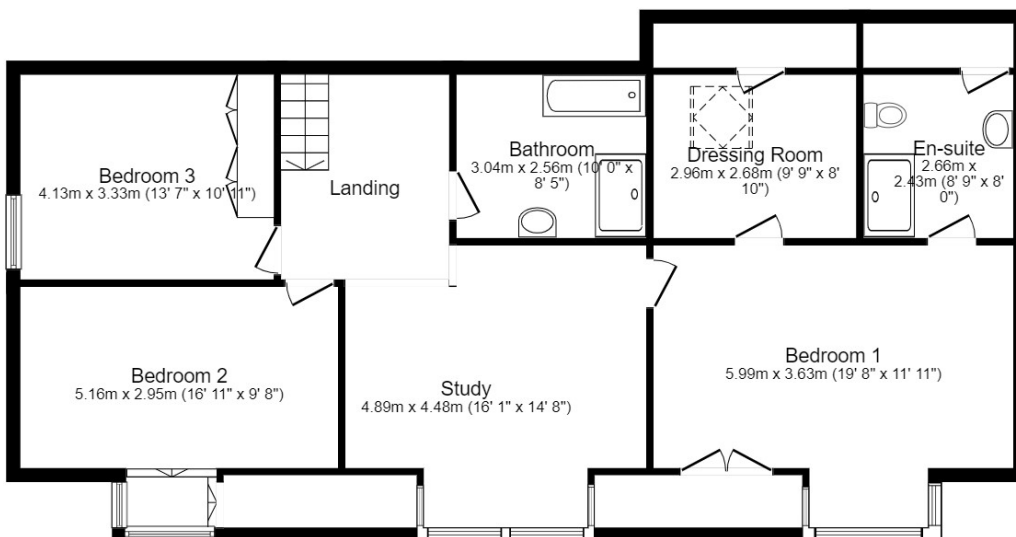
BT	✓
Sky	✓
Virgin	✗



Lower Ground Floor

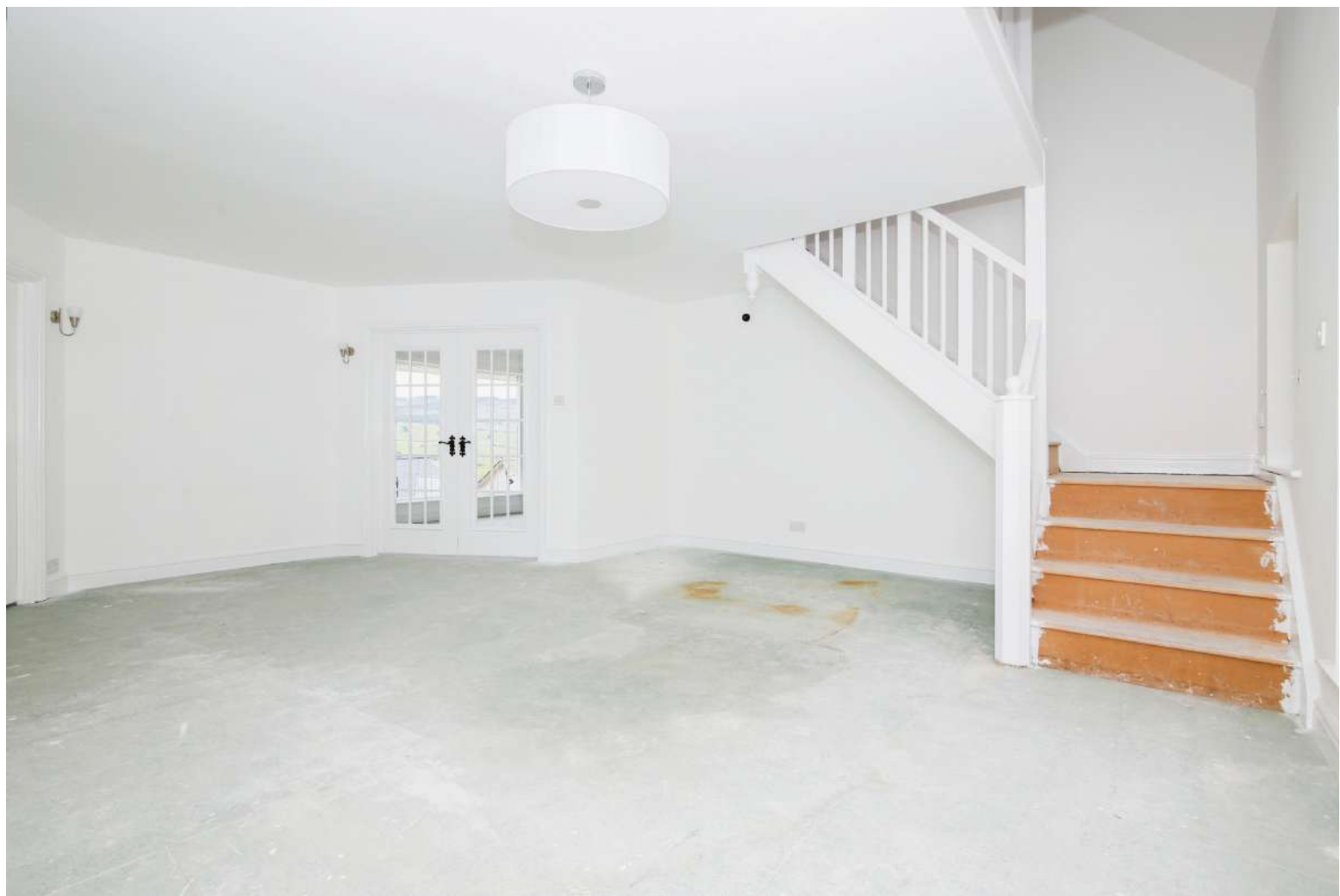


Ground Floor



First Floor







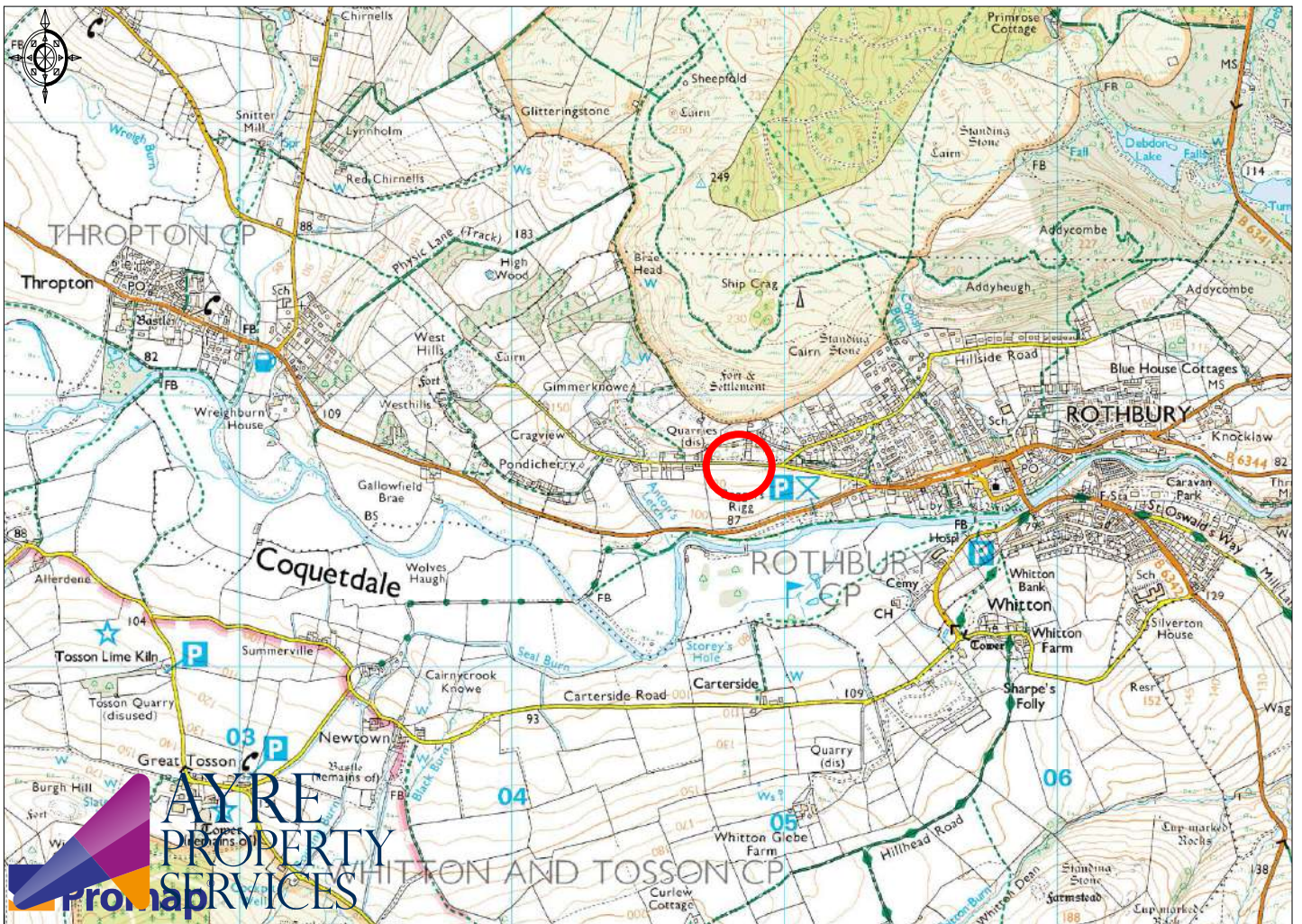








Storage/workshop space at Lower Ground Floor



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**Important Notice**

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an 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 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.