



SIVANA HOUSE, HILLSIDE ROTHBURY

AYRE
PROPERTY
SERVICES

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£400,000

GUIDE
PRICE

An immaculately presented detached three bedroomed house on Hillside in Rothbury. The property has been thoughtfully and carefully upgraded and remodelled to provide extremely comfortable and contemporary family accommodation. Improvements include newly fitted kitchen, bathroom and cloakroom. Newly installed glazed Juliet balcony access from fitted glazed door in the sitting room taking in stunning view of the Simonside Hills. Externally the property has been coated in a modern insulating sustainable natural render. Gardens to the front and side. The property has a single garage and parking.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and then influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/ restaurants, golf club, professional & medical services and a full range of local shops. The new forecourt and shop in Thropton Village is but a mile away.

Sivana House

Located off Hillside East, Sivana House enjoys a prominent position looking towards the Simonside Hills. The accommodation comprises, Entrance Hall, W.C., Dining Room, Sitting Room with Log Burning Stove, newly fitted Kitchen, three Bedrooms (two double), newly installed Bathroom, Utility Room and Sun Room. Fixtures and fittings are all of a particularly high standard. Patio area to the rear garden and gardens to three sides.

Services

Mains electricity, water and drainage. Newly installed electric-fired central heating. Feed-In Tarrif providing an income to the owner. PVC double-glazed windows.

Postcode

NE65 7YH

Energy Performance Certificate

Current Rating F, full report available upon request.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The property is in Band E (£2,643.73- 22/23).

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	35 F	
1-20	G		



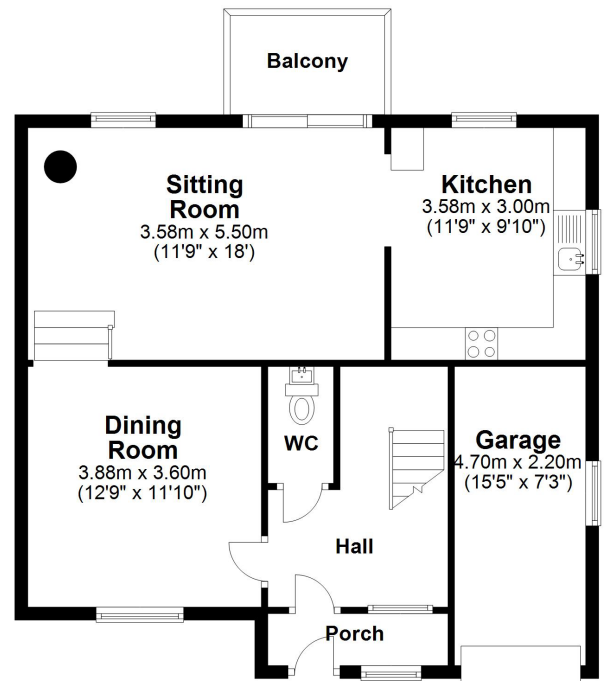
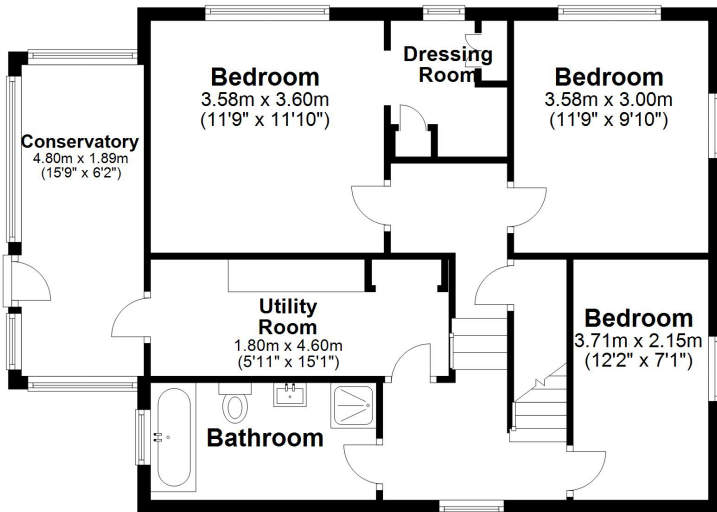


Split Level First Floor

Main area: approx. 58.6 sq. metres (630.4 sq. feet)
 Plus garages, approx. 10.3 sq. metres (111.3 sq. feet)

Split Level Lower Ground Floor

Approx. 73.3 sq. metres (789.2 sq. feet)



Main area: Approx. 131.9 sq. metres (1419.6 sq. feet)
 Plus garages, approx. 10.3 sq. metres (111.3 sq. feet)

Floor plan is approximate and is provided for visual reference only.
 Plan produced using PlanUp.

Sivana





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