



GREYSTOKE HOUSE

HIGH STREET, ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertyservices.co.uk

£550,000

GUIDE
PRICE

A double-fronted period property on the western end of the High Street in Rothbury. The property enjoys a peaceful location opposite the Library and Art Centre within a stone's throw of the village centre. The house stands in gardens and grounds enclosed by stone walls and extending to approximately a quarter of an acre. The house requires some updating but retains period features including high ceilings, cornicing, deep skirting, fireplaces, an ornate balustrade and panelled internal doors. The Accommodation comprises; On the Ground Floor, Entrance Hall, Sitting Room, Dining Room, Breakfasting Kitchen, W.C., and Utility Room. On the First Floor, Two main Bedrooms with En-suites (one with Dressing Room) Family Bathroom, Two further double Bedrooms and separate W.C. Externally there is a garage. Gardens to the rear are exceptionally well tended, the views from the top of the garden are exceptional.

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.

Externally

The gardens can be accessed from the house or from the garage on the High Street. There are patio areas with gravelled paths with seating areas, a mature pond, sun house, shed and beautifully stocked borders enclosed within a pretty stone wall. There is access to Back Crofts from a rear garden door.

Services

Mains electricity, water and drainage. Gas Central Heating.

Postcode

NE65 7TH

Title Number

ND218329

EPC Rating

Current Rating - D

Full EPC report available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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 in in Band E - (£2,895.48 - 2024/25)

Viewing

Strictly by appointment with the selling agents.

Connectivity

Mobile Coverage	Broadband
EE ●	Basic 18 Mbps
Vodafone ●	Superfast 80 Mbps
Three ●	Ultrafast 980 Mbps
O2 ●	
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin ✗	

Details Prepared

June 2024

Property Reference

APS 74069239



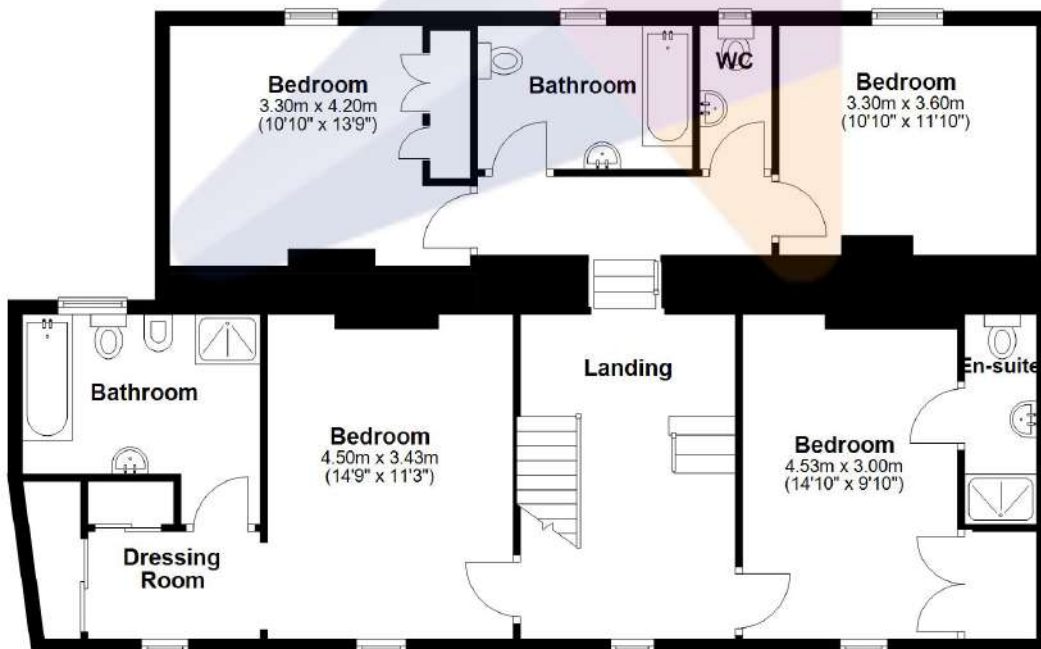
Ground Floor

Main area: approx. 102.8 sq. metres (1106.1 sq. feet)
Plus garages: approx. 10.4 sq. metres (112.4 sq. feet)



First Floor

Approx. 112.4 sq. metres (1209.7 sq. feet)



Main area: Approx. 215.1 sq. metres (2315.8 sq. feet)
Plus garages, approx. 10.4 sq. metres (112.4 sq. feet)

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

Greystoke House











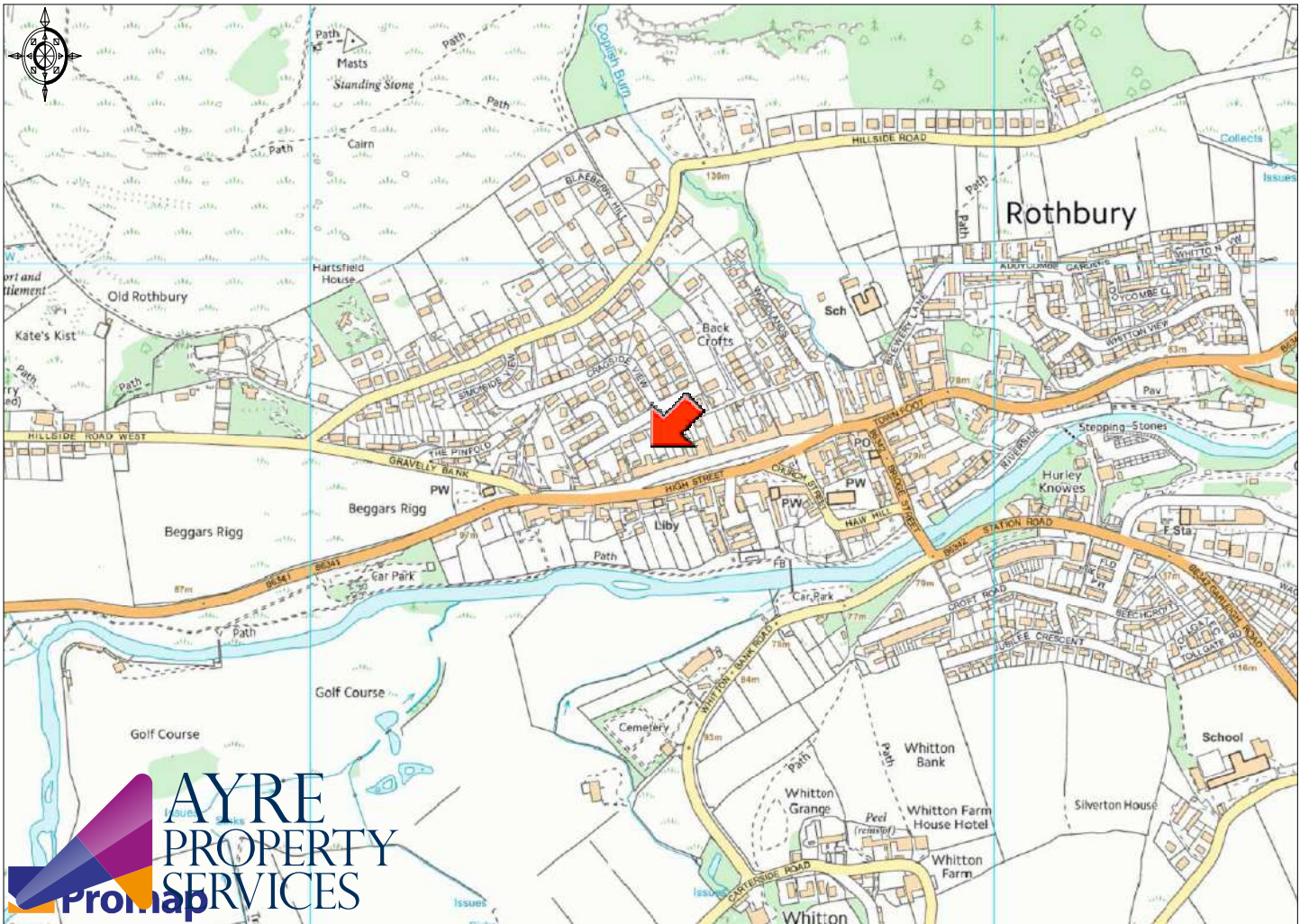












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Important Notice

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.