



ELYVALE  
FRONT STREET,  
ROTHBURY

AYRE  
PROPERTY  
SERVICES

01669 621312  
[ayrepropertieservices.co.uk](http://ayrepropertieservices.co.uk)

£225,000

GUIDE  
PRICE

A traditional 2-storey stone-built cottage in the centre of Rothbury within easy walking distance of all services and amenities. Set back from the main road and retaining much character the property is arranged over two floors and the accommodation comprises; On the Ground Floor; Entrance Lobby, Sitting Room, Dining Room, Kitchen and WC. On the First Floor; 3 Bedrooms (two doubles) and Bathroom. At the rear of the property there is parking (accessed via Well Strand) and also stone steps to a flagged seated patio area.

## 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 Cragside. 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 new village store in Thropton has a Shell forecourt and grocery shop.

### Services

Mains electricity, gas and water. Gas Central Heating. Full secondary glazing.

### Postcode

NE65 7SY

### Local Authority

Northumberland County Council  
Tel: 01670 627 000

### Council Tax

Council Tax Band D - £2,265.42 - 2023/24

### Tenure

Freehold

### EPC Rating

Current Rating - E  
Full report available upon request.

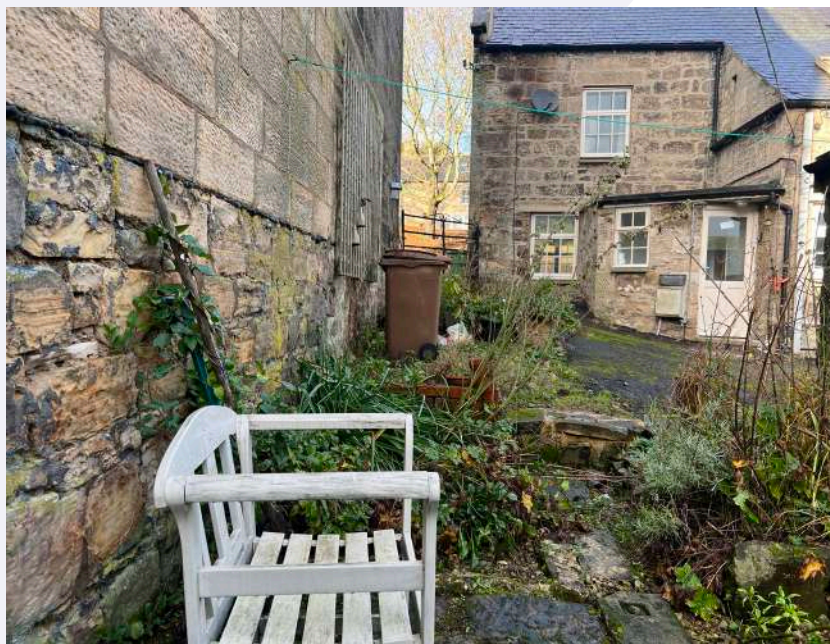
### Viewing

Strictly by appointment with the selling agents.

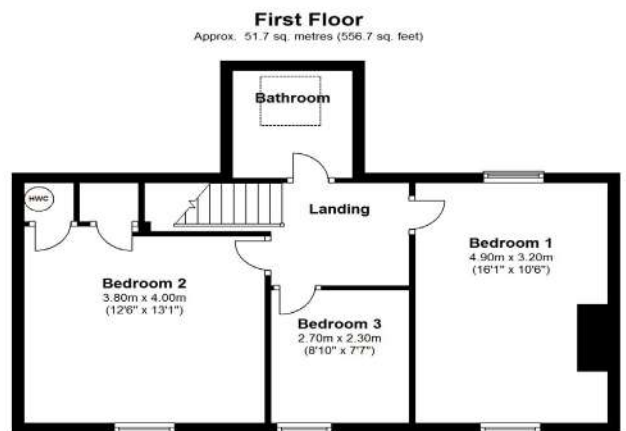
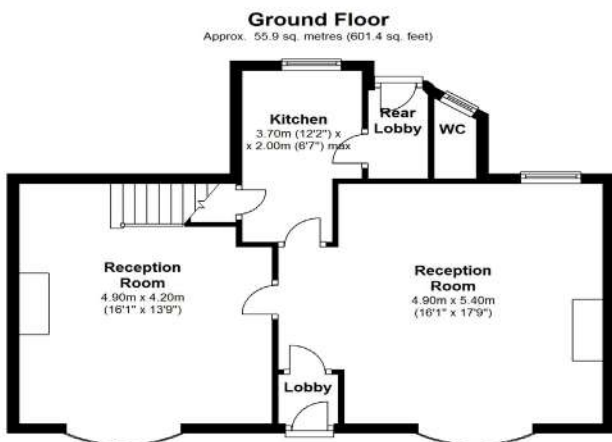
### Location

For detailed directions please contact the selling agents.

Details Prepared November 2023  
Property Reference 69235477



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Total area: approx. 107.6 sq. metres (1158.1 sq. feet)

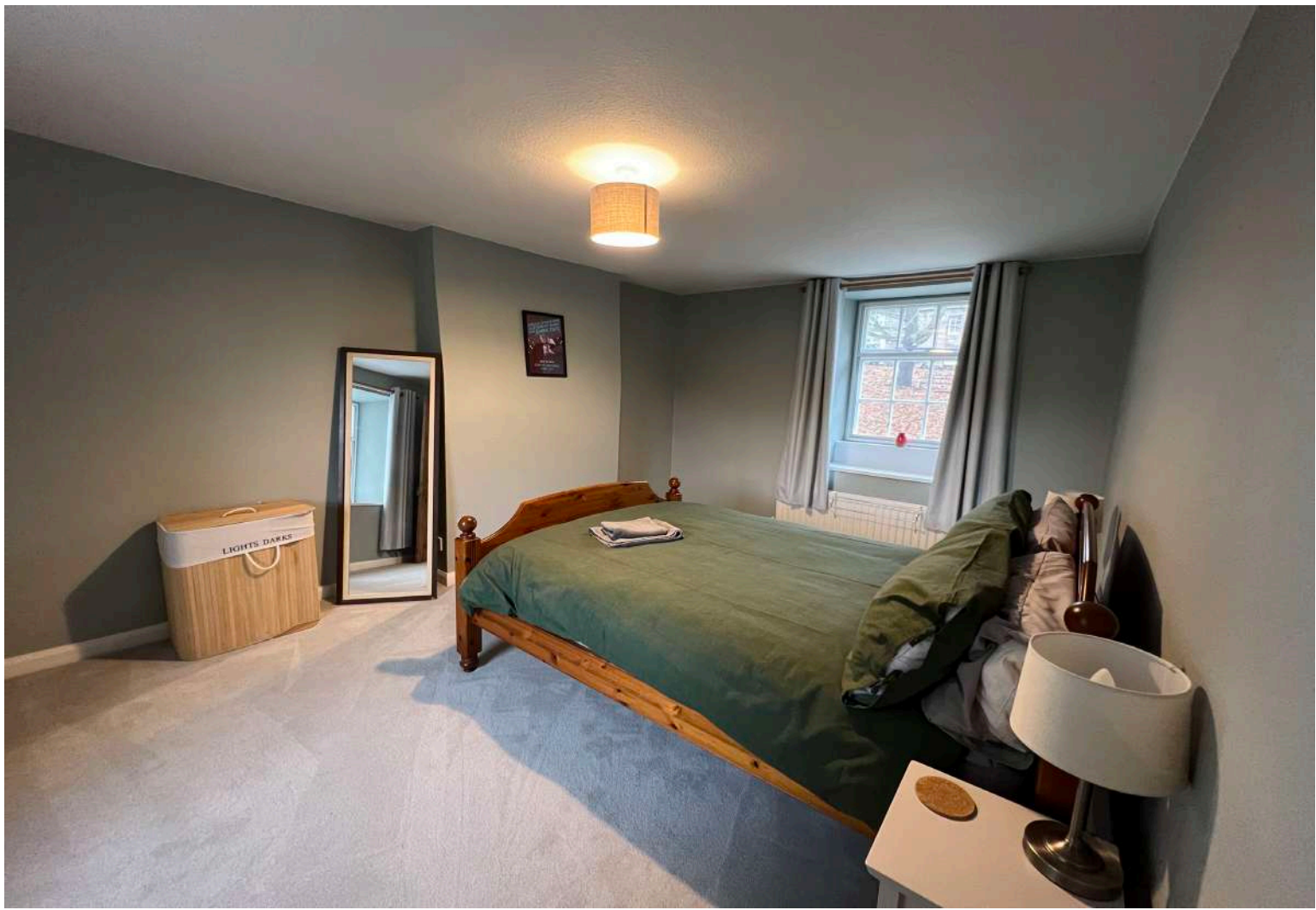
Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

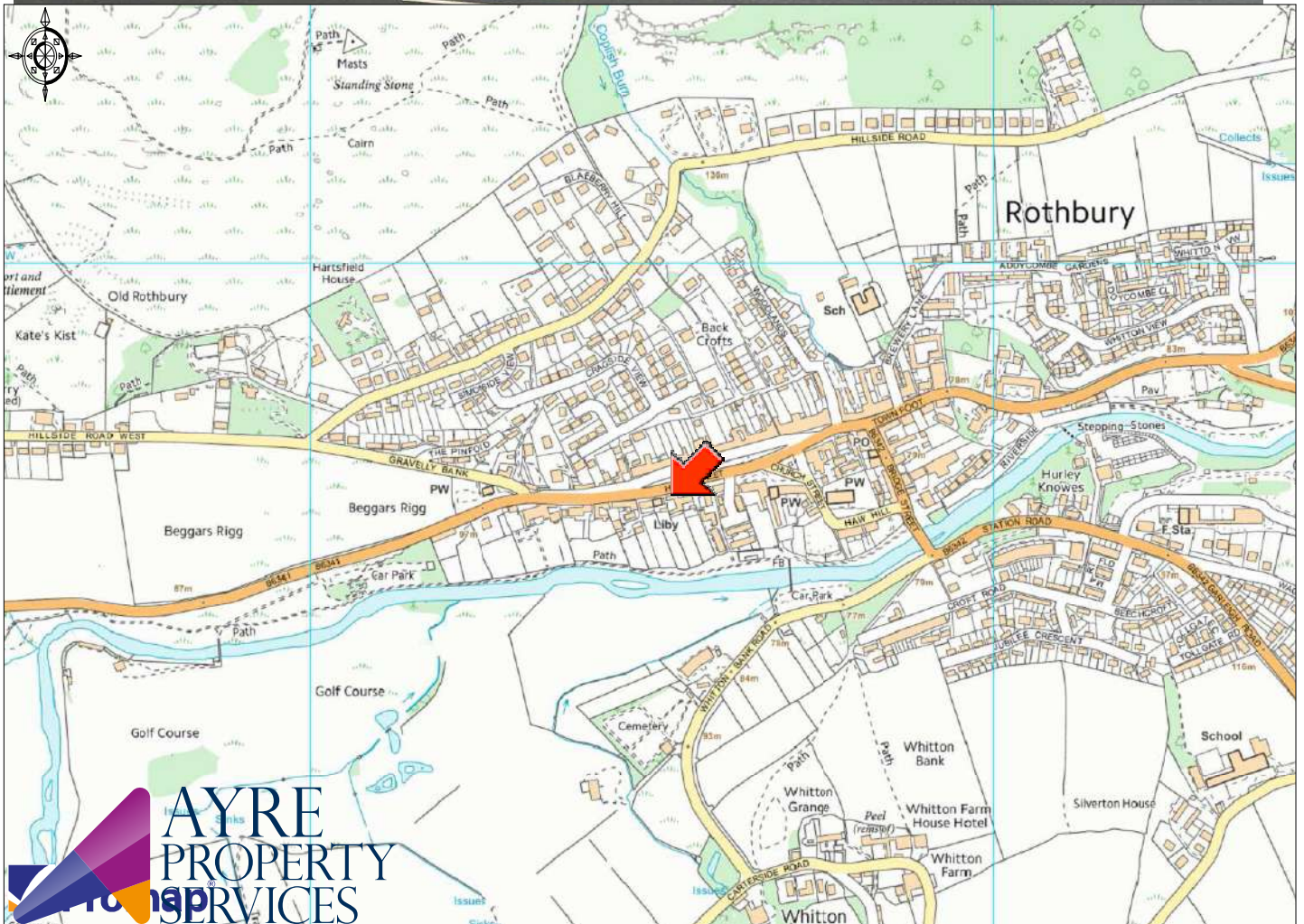
Elyvale











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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.