



# ORCHARD HOUSE

## ROTHBURY

# AYRE PROPERTY SERVICES

# £725,000

GUIDE  
PRICE

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An imposing Grade II Listed Georgian Town house situated on the western end of Rothbury's High Street within walking distance of all village amenities. Exceptionally presented throughout the property has been operated as a high-quality holiday let but is equally suited to use as a family home. Constructed in 1790 and built of stone under a slate roof and arranged over three floors the property offers very versatile and flexible accommodation. The house has been beautifully and sensitively updated with modern fixtures and services now complementing extensive period features. Features include: fireplaces, high ceilings, deep skirtings, ceiling cornicing, some original floorboards and shutters. The Accommodation comprises; On the Ground Floor, Entrance Porch, Entrance Hall, Living Room, Dining Room, Large Breakfasting Kitchen, W.C. and Store. On the First Floor; Two large Bedrooms, Sitting Room, Study and Two spacious Bathrooms. On the Second Floor; Four large Bedrooms, three of which have En-Suite facilities and a Family Bathroom. Externally there is a raised lawn area and a terrace area to the rear of the property and a small workshop/store.

## Orchard House

The frontage has three storeys with five bays. Six-panel door in surround with moulded cornice. Between the door to the rear and the front door a late C19 bay window with paired 4-pane sashes; other windows similar but in raised stone surrounds. Rear elevation shows various sash windows including 18-pane stair window.

Internally Entrance lobby has a half-glazed door with coloured glazing. Living Room has floral plaster cornice; Entrance Hall, stair well and passageways on upper floors have cornice of square panels with egg-and-dart ornament. Full-height dog-leg stair with stick balusters and moulded ramped handrail. 6-panel doors, some with fielded panels; panelled shutters.

The property has been utilised as an Award Winning Bed & Breakfast ([www.orchardhouserothbury.uk](http://www.orchardhouserothbury.uk)) and has scope to provide a significant income. If required, the property would be sold as a going concern complete with all furnishings and equipment by separate negotiation.

## Outside

An enclosed rear courtyard garden behind the house features an area of lawn, seating areas & storage buildings.

## 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 Cragside. 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.

## Services

Mains electricity, drainage and water.  
Gas fired central heating

## Postcode

NE65 7TL

## Local Authority

Northumberland County Council

Tel: 0345 600 6400

## Council Tax

The property is subject to Business Rates

## Tenure

Freehold

## Viewing

Strictly by appointment with the selling agents.

## Location

For detailed directions please contact the selling agents.

Details Prepared August 2024

Property Reference 79032185





### Ground Floor

Floor area 107.6 m<sup>2</sup> (1,158 sq.ft.)



### First Floor

Floor area 121.6 m<sup>2</sup> (1,309 sq.ft.)



### Second Floor

Floor area 109.6 m<sup>2</sup> (1,180 sq.ft.)

**TOTAL: 338.8 m<sup>2</sup> (3,647 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



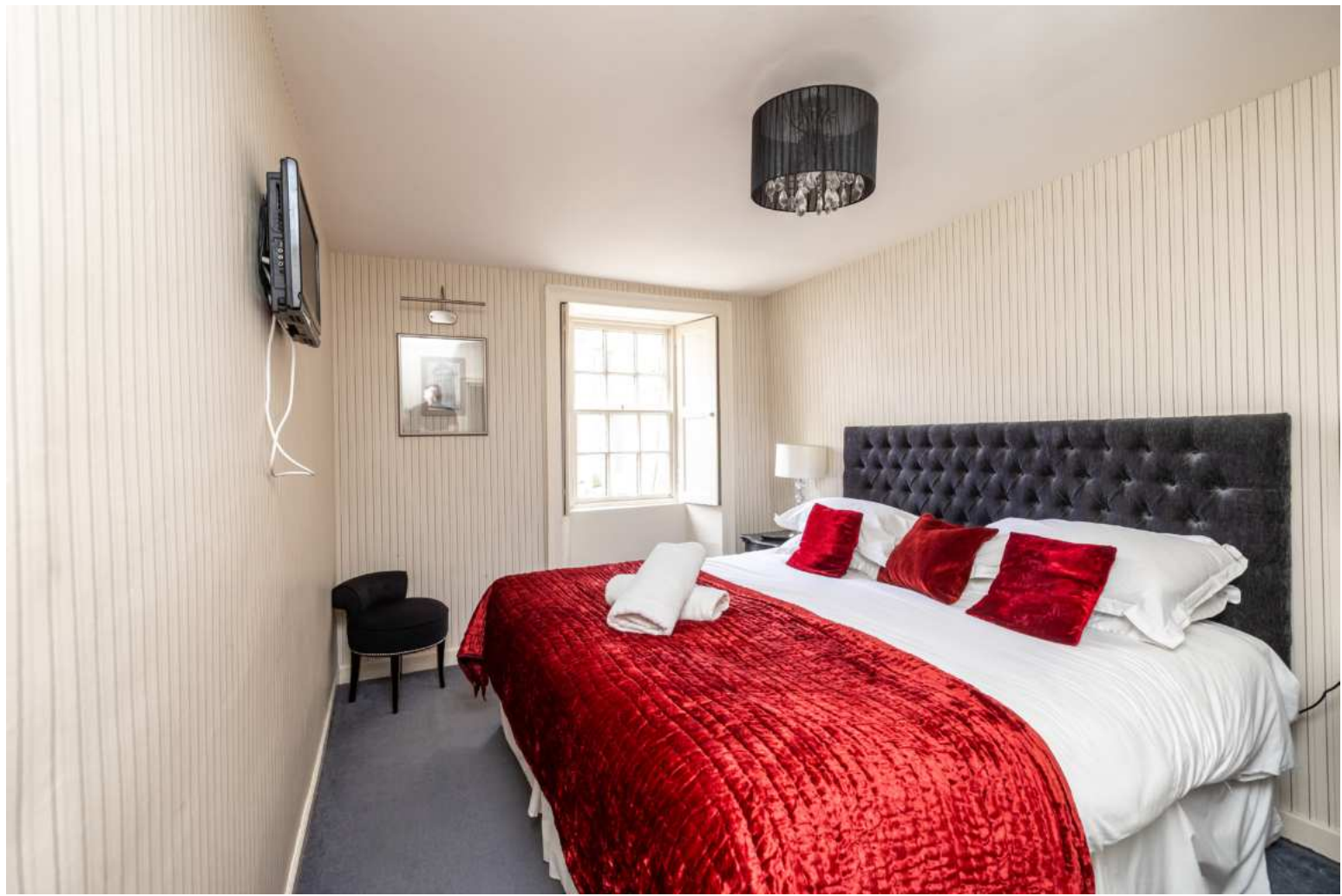




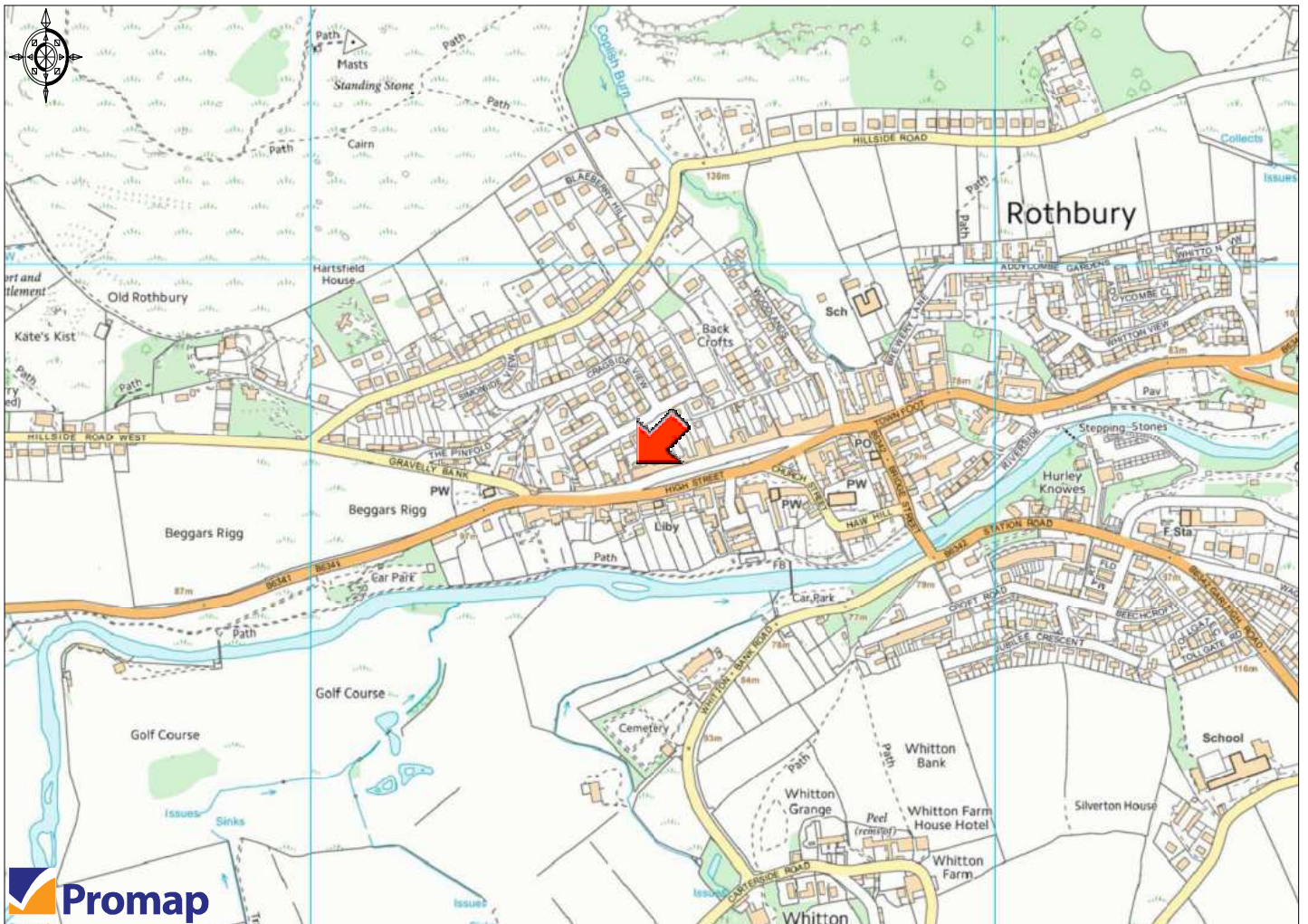


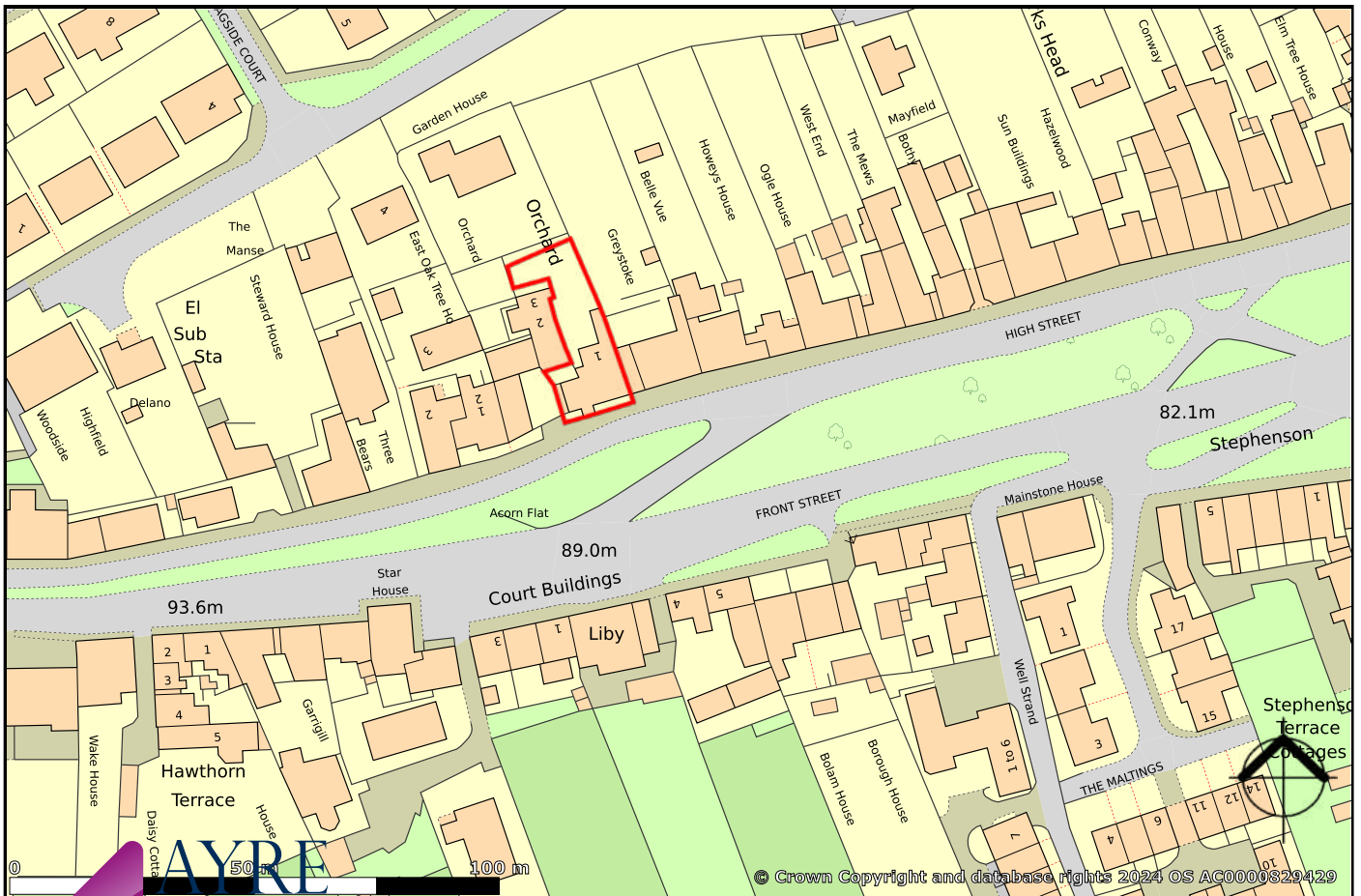












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