



THE MANSE ROTHBURY

£350,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312

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A substantial stone-built former Manse situated close to the centre of Rothbury. The property retains much character and period features including high ceilings, deep skirtings, original fireplaces, ceiling cornicing, picture railing and panelled doors. The Reception Rooms and Bedrooms are exceptionally well proportioned. The Accommodation comprises; On the Ground Floor; Entrance Hall, Sitting Room, Family Room, Utility Room and Rear Store. On the First Floor, 3 Double Bedrooms, Shower Room and Family Bathroom. Externally there is a small garden to the front of the property, there is a larger garden to the rear, accessed via steps. There is a parking area at the rear of the property (accessed via Cragside View). The property will require refurbishment but has the potential to become a very fine family home.

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.

Services

Mains electricity, drainage & water. Mains Gas
Central Heating

Postcode

NE65 7TL

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 D - (£2,879 - 2024/25)

EPC Rating

Current Rating - D
Full report available upon request.

Viewing

Strictly by appointment with the selling agents.



Connectivity

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Broadband

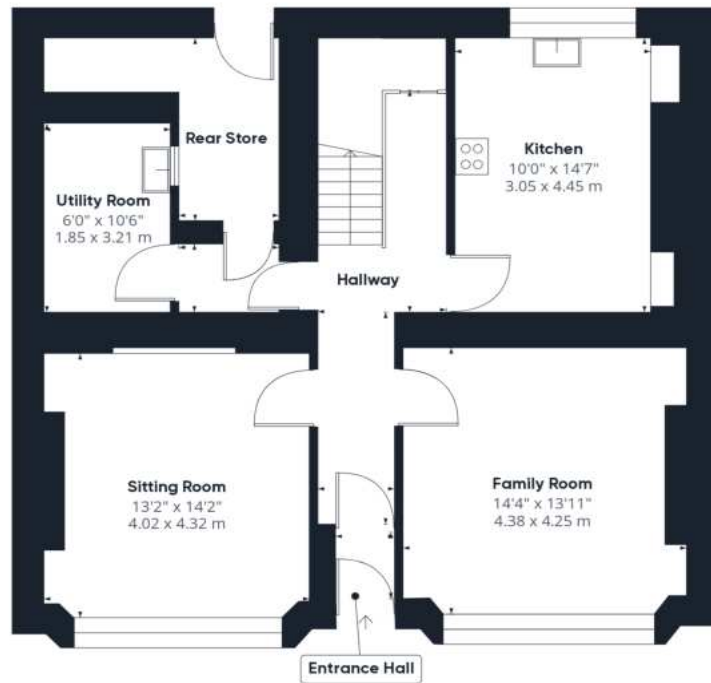
Basic	19 Mbps
Superfast	80 Mbps
Ultrafast	980 Mbps

Satellite / Fibre TV Availability

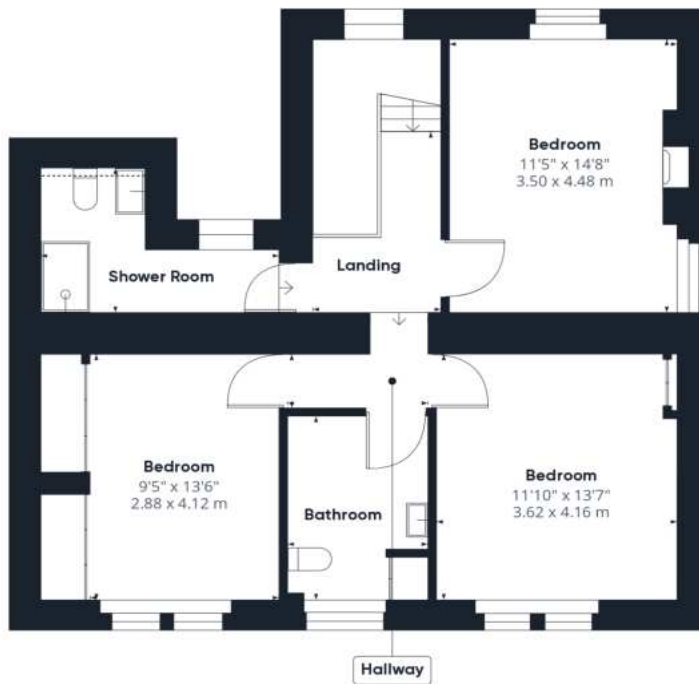
BT	✓
Sky	✓
Virgin	✗

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Details Prepared October 2024
Property Reference APS 30049479



Floor 0



Floor 1









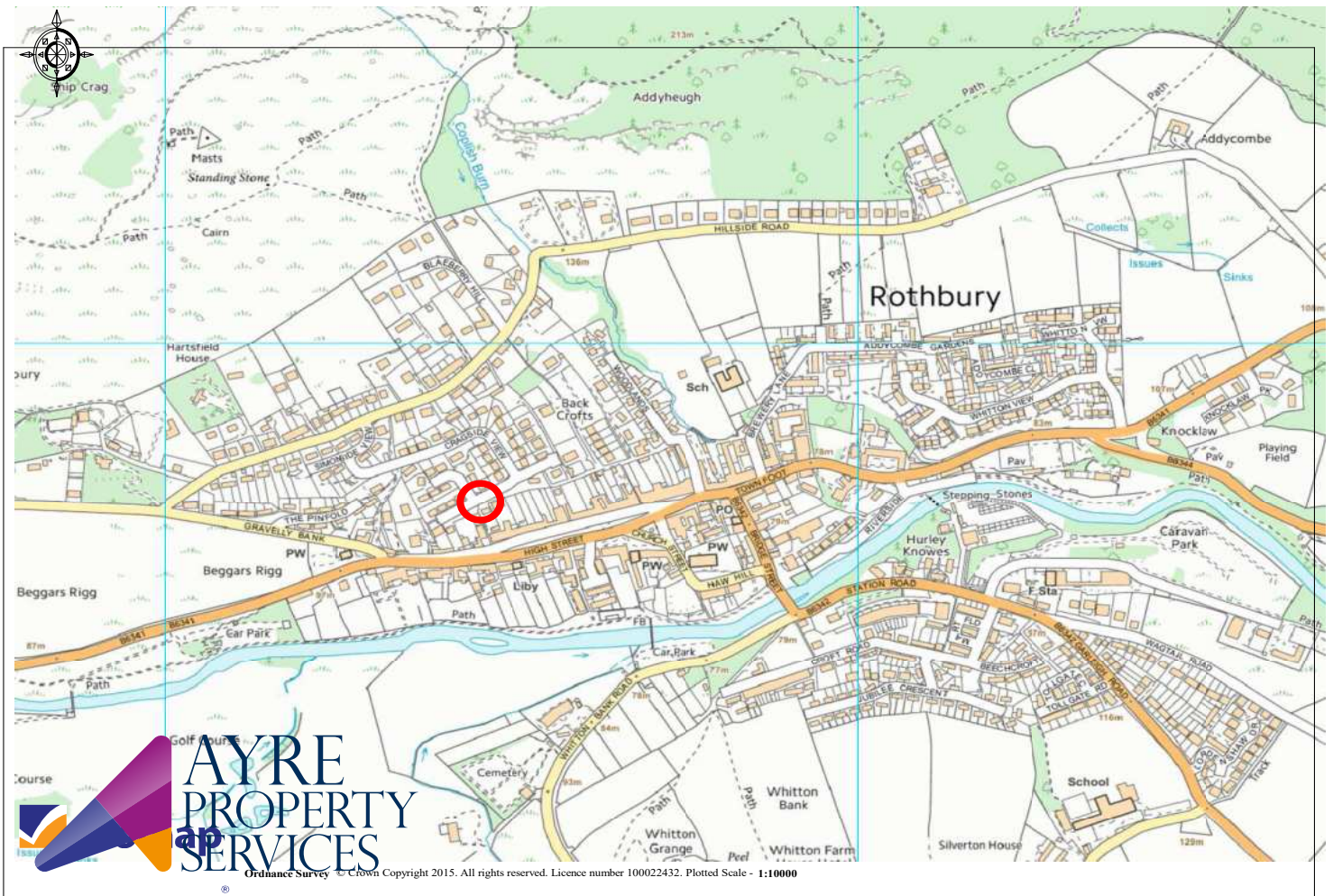












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Important Notice

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.