



West Rigg, Hillside West, Rothbury
Guide Price £650,000



West Rigg, Hillside West, Rothbury NE65 7YN

Alnwick 12 miles - Morpeth 15 miles - Alnmouth Train Station
15 miles - Newcastle International Airport 31 miles

An impressive, south facing detached house occupying a prominent position on the western edge of Hillside West in Rothbury. The property stands in private gardens and grounds extending to 0.26 hectare (0.65 of an acre). The accommodation is arranged to focus to the front southern elevation where the panoramic views of the Simonside Hills and the Coquet Valley are quite spectacular. The property has huge potential; it does require some modernisation and updating throughout, there is also scope for re-modelling the first-floor attic space and incorporating within the main house if required.

The accommodation extends to approximately 2,800 sq ft (250 ft mts) and comprises,

Ground Floor

Entrance Porch, Hall, W.C. Living Room, Sun Room, Family Room, Dining Room, large Kitchen, Utility Room, Office and W.C. Integral access to Garage. Ground Floor Bedroom Suite with Dressing Room and Bathroom.

First Floor

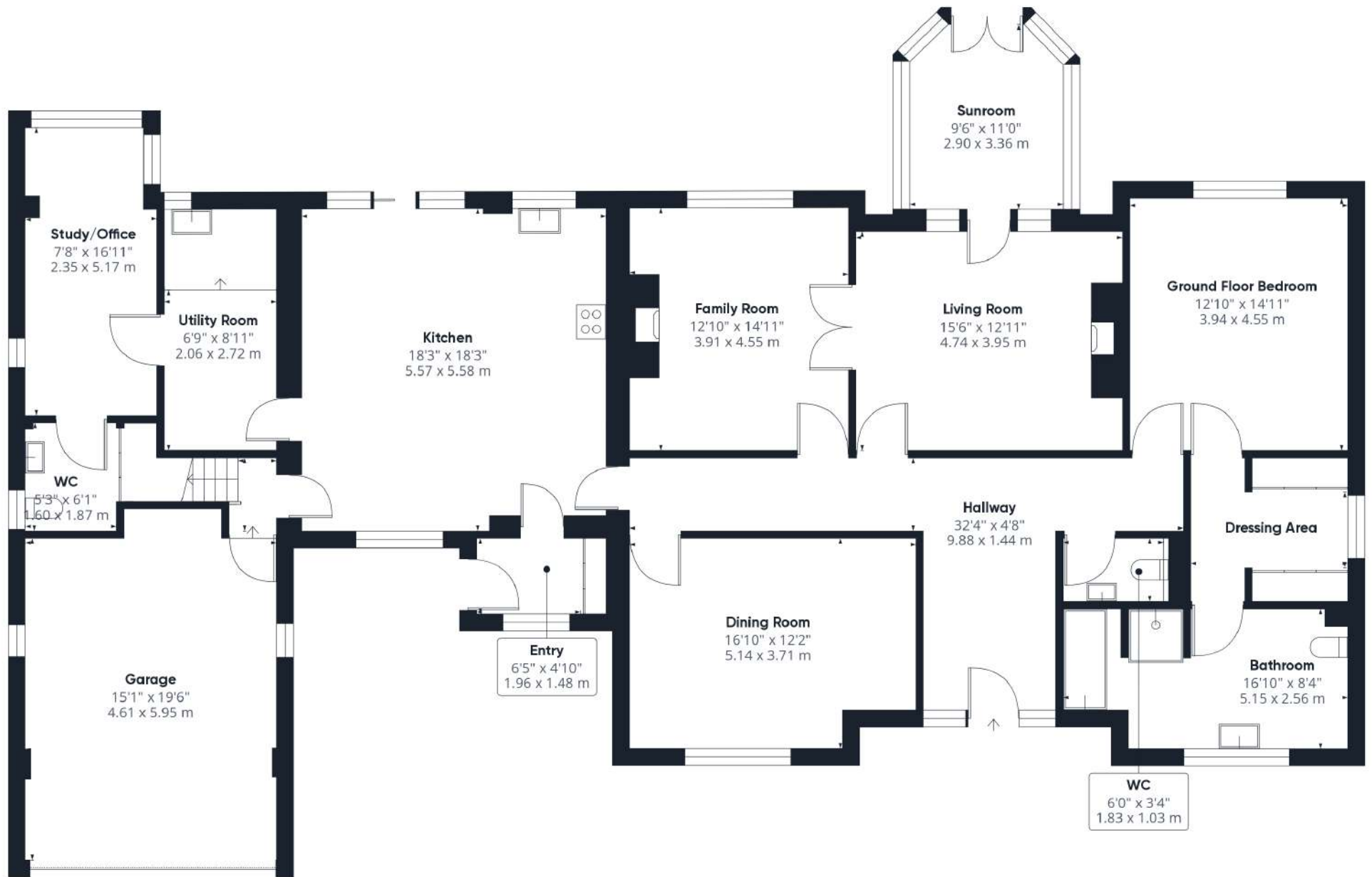
Two Double Bedroom and Jack and Jill Bathroom.

Externally

The house stands in attractive gardens and grounds which feature areas of lawn and terraces. Mature trees and hedging provide privacy. The property adjoins farmland to the front.

A tarmac-surfaced drive from Hillside West leads to Double Garage with sweeping drive with parking areas running east to west at the rear of the house.







General Remarks

Services

Mains electricity & water. Oil Fired Central Heating.
Private Drainage.

Title Number

ND203397

Viewing

Strictly by appointment with Ayre Property Services
01669 621312

Tenure

Freehold

Local Authority

Northumberland County Council
County Hall, Morpeth NE61 2EF
Tel: 0345 6006400

Council Tax

Council Tax Band G - £3,948.38 - 2024/25

Energy Performance Certificate

Current Rating 'F'

Full report available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



Location

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 station with shop including bakery and butchers, in Thropton is but a few miles away.

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.

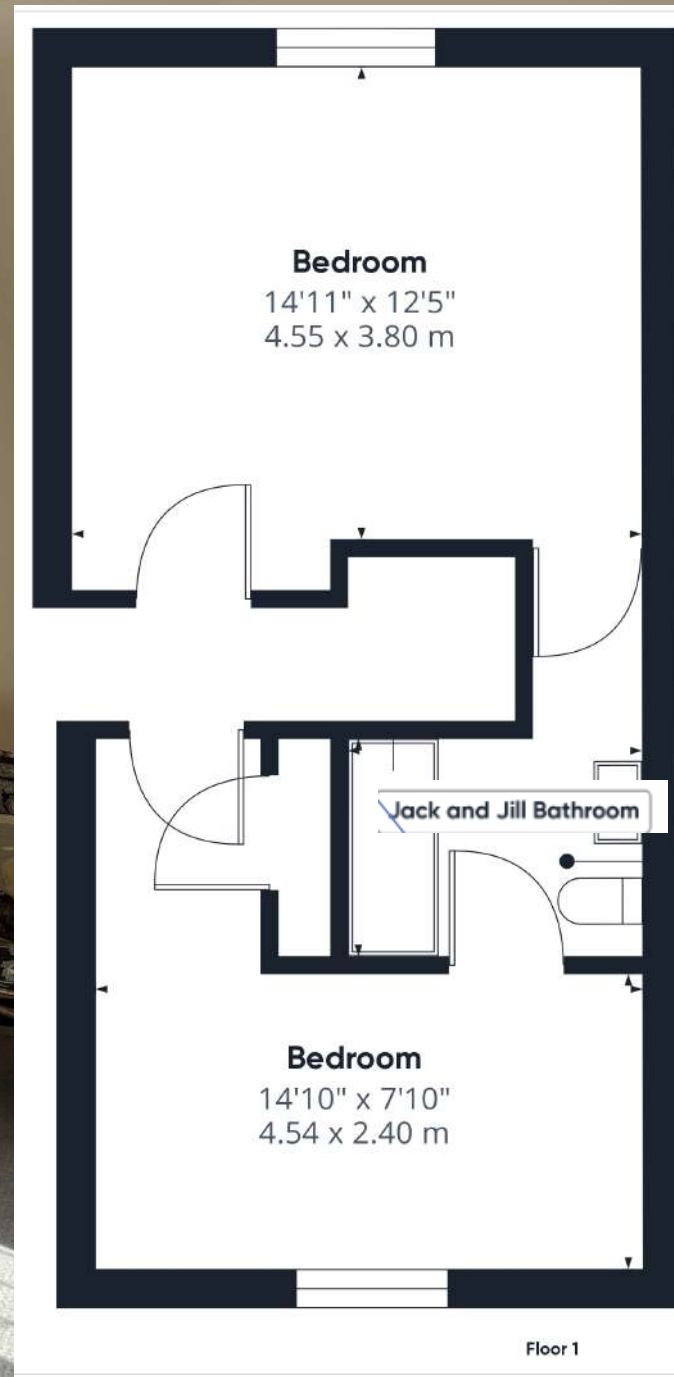
Date of Information

Particulars Prepared	October 2024
Images taken	March & October 2024
Porperty Reference	APS 74312688





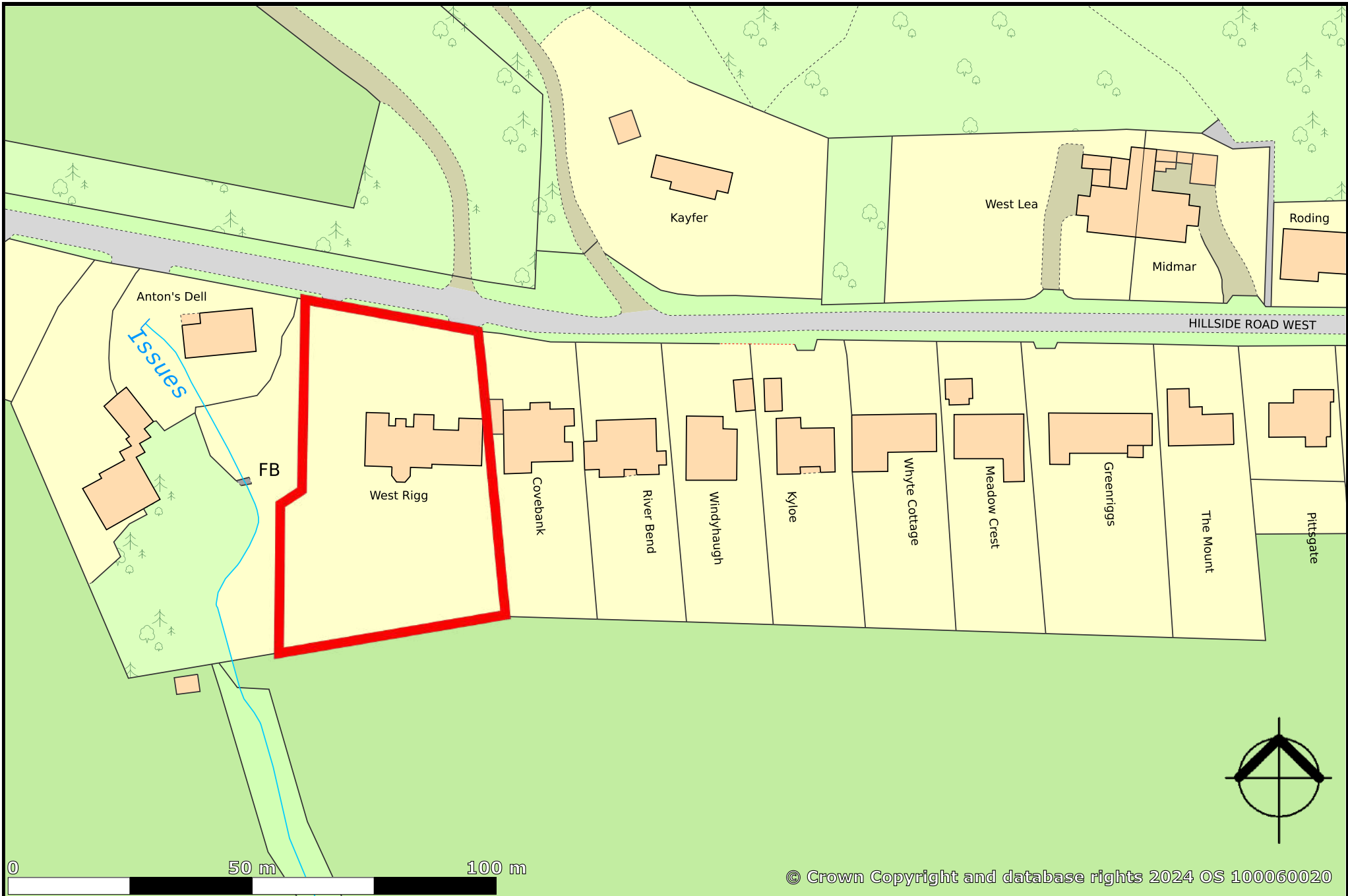












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