CROW TREE HOUSE
ROTHBURY

£675,000 GUIDE PRICE

An immaculately presented detached house nestled on Cinder Bank in central Rothbury. In an enviable elevated position, Crow Tree House is an elegant mix of free flowing open-plan living spaces and intimate sleeping and working areas set in grounds extending to approximately one third of an acre. Boasting Five Bedrooms and Three Bathrooms, this high-quality property is sprawled over 3,200 sq ft and surrounded by gorgeous gardens. The accommodation comprises; On the Ground Floor, Entrance Hall, Living/Dining Room, Breakfasting Kitchen, Utility Room, Study/Bedroom 5, Principal Bedroom with En-suite Shower Room. On the First Floor, spacious Landing area, Family Bathroom, Three Double Bedrooms, one with a Dressing Room/Study and en-suite Bathrooms. Externally there are stunning gardens, landscaped with stepped areas and pretty pathways. There is a double garage and ample parking.

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.

Crow Tree House

Beautiful floor to ceiling triangular oriel windows make the living room feel even more spacious and bright. The room is open plan with the Dining Room and separated by a double-sided log burning stove inserted in an exposed red brick fireplace.

The large breakfast kitchen with its dramatic cabinetry and contrasting worktops. It's a beautifully sleek and contemporary design with integrated appliances for the modern cook.

Postcode
NE65 7QR

Location
Please refere 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 F - (£3,421.94 - 2024/25)

EPC Rating
Current Rating - C
Full EPC report available upon request.

Viewing
Strictly by appointment with the selling agents.

Services
Gas fired central heating. Mains gas, electricity, water and drainage.

Mobile Phone Coverage	Satellite / Broadband
EE - Fair	Up to Ultrafast 980 Mbps
Vodafone - Fair	BT - Available
Three - Fair	Sky - Available
O2 - Good	

Details Prepared   August 2024
Property Reference   APS 99301815

Score	Energy rating		Current	Potential
92+	A			
81-91	B			82 B
69-80	C		78 C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

Ground Floor

Study
5.14m x 3.20m
(16' 10" x 10' 6")

En-suite

Utility
3.10m x 1.42m
(10' 2" x 4' 8")

W.C.

Bedroom
5.33m x 3.10m
(17' 6" x 10' 2")

Hall

Kitchen
4.77m x 3.40m
(15' 8" x 12' 10")

Living Room/Diner
5.10m x 3.10m
(28' 10" x 10' 2")

First Floor

Bathroom

Bedroom
5.19m x 4.77m
(17' 0" x 15' 6")

Bedroom
5.33m x 3.10m
(17' 5" x 10' 2")

Landing

Bedroom
5.12m x 4.80m
(16' 10" x 15' 9")

Dressing Room
3.62m x 3.14m
(11' 11" x 10' 4")

En-suite
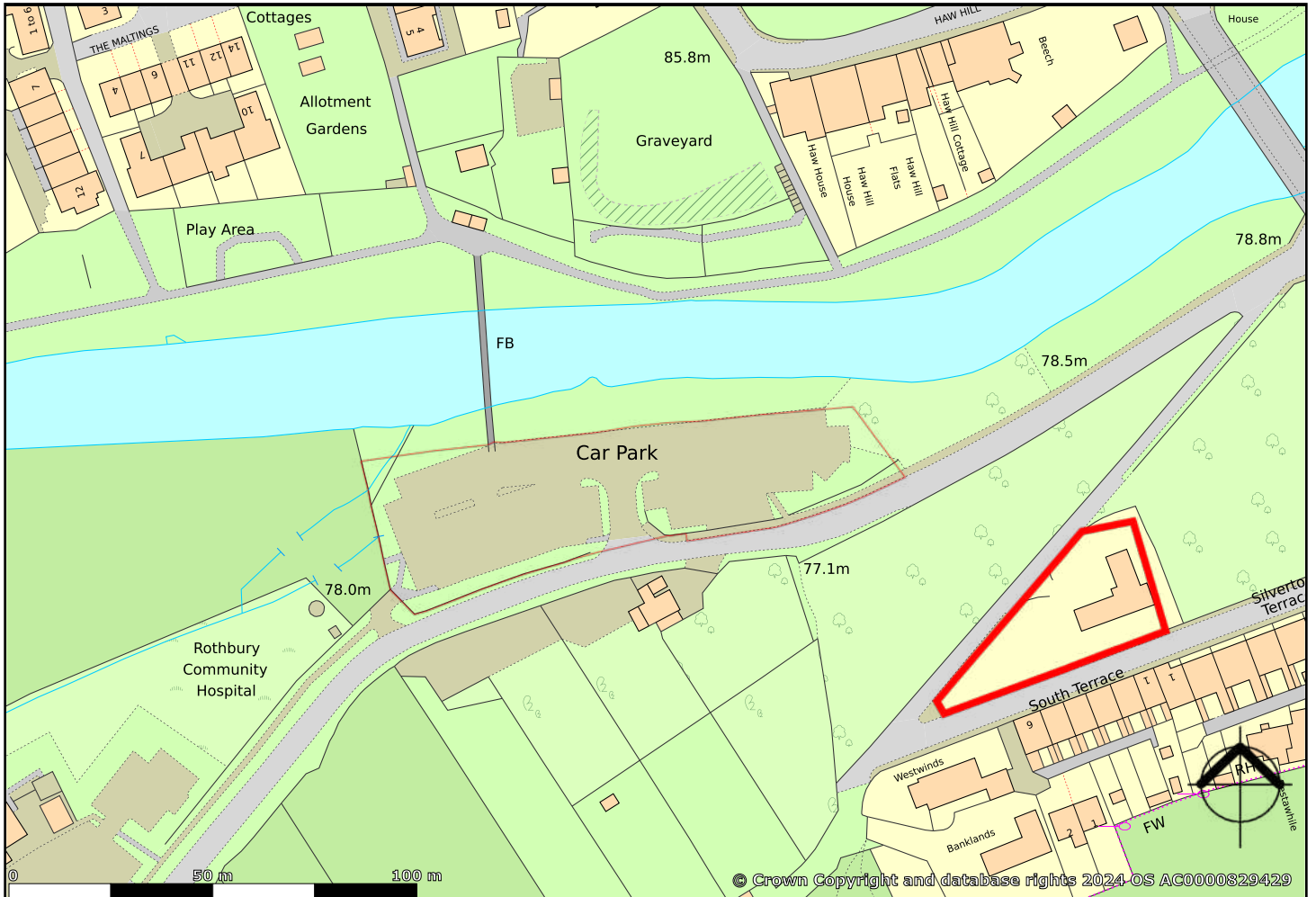
Garage

Double Garage
5.76m x 5.20m
(18' 11" x 16' 11")
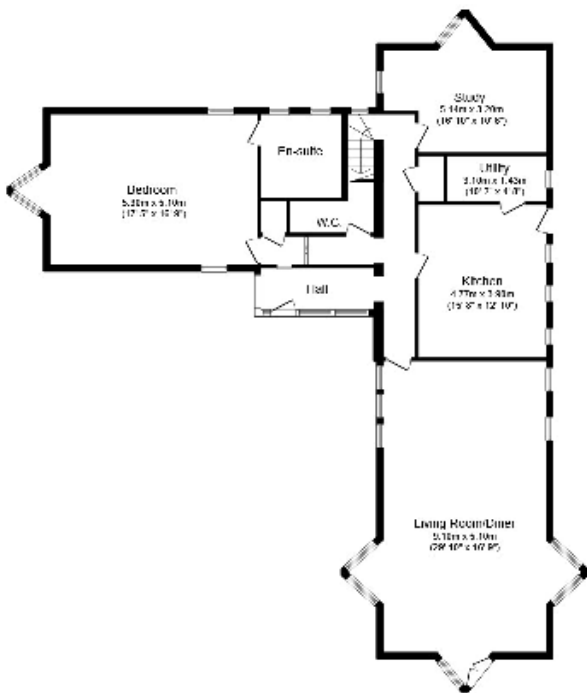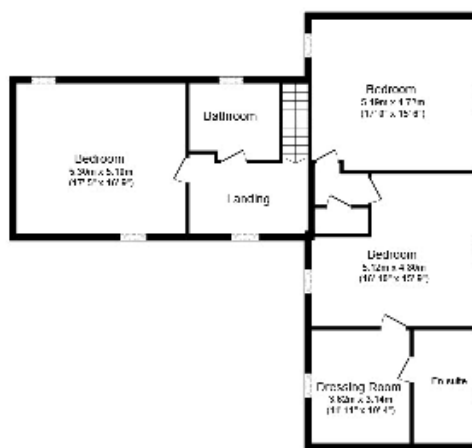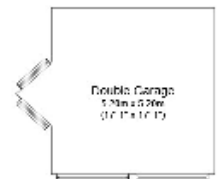
Total floor area 293.2 sq.m. (3,156 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
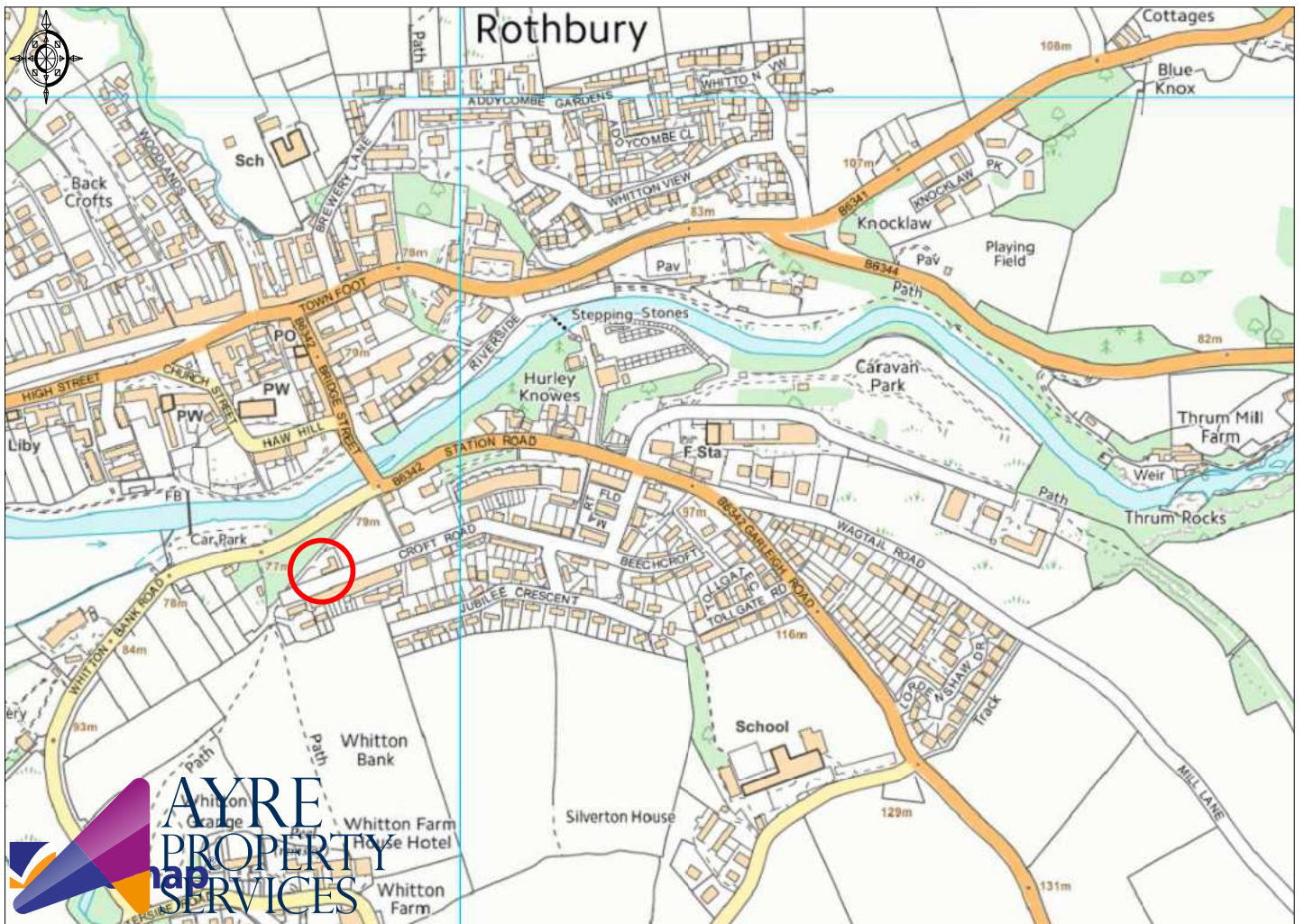Powered by www.focalagent.com

THE MALTINGS

Cottages

Allotment Gardens

85.8m

Graveyard

HAW HILL

House

Beech

Haw Hill Cotage

Haw House

Haw Hill Flats

Haw Hill House

78.8m

Play Area

FB

78.5m

Car Park

77.1m

78.0m

Rothbury Community Hospital

Silverto Terrac

South Terrace

Westwinds

Banklands

FW

0   50 m   100 m

Plotted Scale - 1:1,250

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Important Notice