



1 WELL STRAND ROTHBURY

£300,000

GUIDE
PRICE

A period 2-storey house situated in the centre of the village within easy walking distance of all services and amenities. The property is set back from the road on the corner of Well Strand which leads down to the riverside. Quaint in its appearance, the cottage retains period features including sash windows, stripped wooden floors and doors and deep skirtings, but has been tastefully brought up to date. The property offers very spacious accommodation comprising Entrance Hall, Sitting Room, Kitchen, Dining Room, 2 Bedrooms and Bathroom. Externally there is a rear garden accessed from the kitchen.

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

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.

Postcode

NE65 7UD

Title Number

ND118601

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 C - (£2,094 - 2024/25)

EPC Rating

Current Rating - C

Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Services

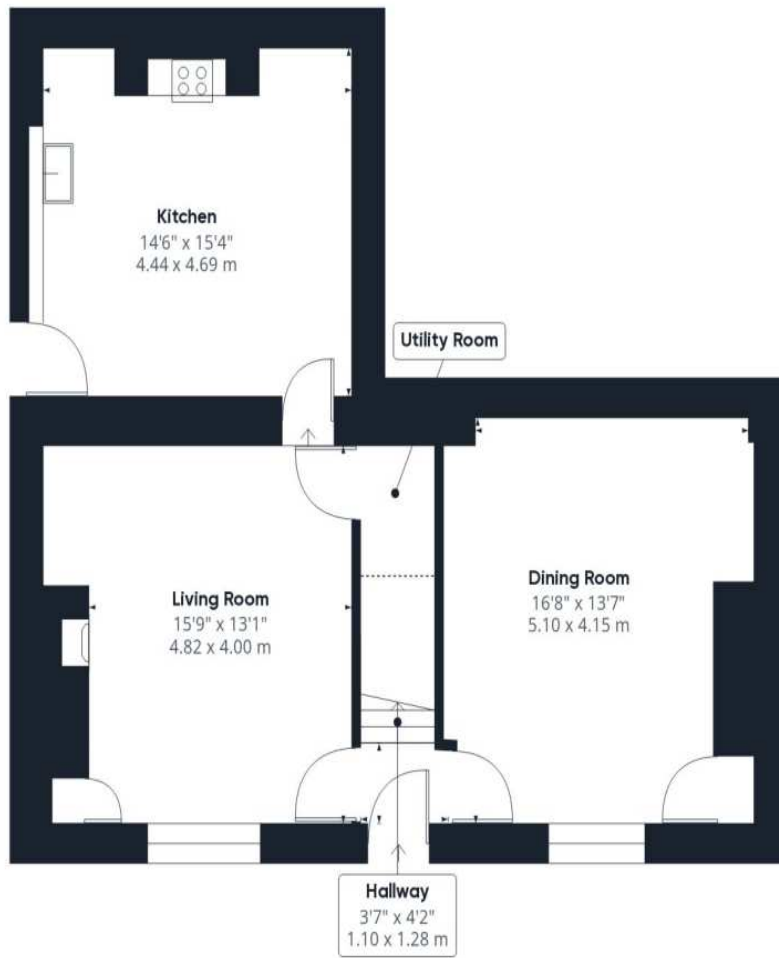
Mains Gas fired central heating. Mains electricity, water and drainage.

Connetivity

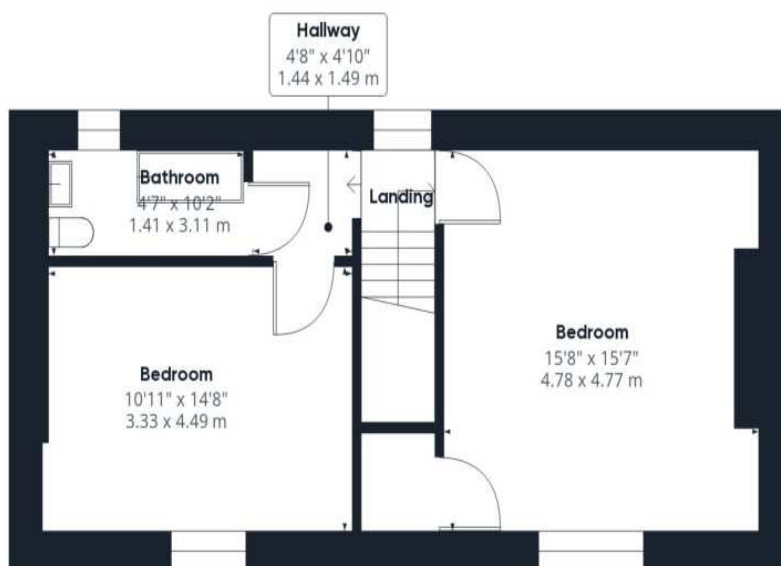
Mobile Coverage	
EE	●
Vodafone	●
Three	●
O2	●
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗
Broadband	
Basic	19 Mbps
Superfast	80 Mbps
Ultrafast	980 Mbps



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1













1 Well Strand, Rothbury, Morpeth, NE65 7UD

