



ELMSEIGH HOUSE  
GROUND FLOOR  
HIGH STREET, ROTHBURY

AYRE  
PROPERTY  
SERVICES

01669 621312  
[ayrepropertyservices.co.uk](http://ayrepropertyservices.co.uk)

£85,000

GUIDE  
PRICE

Elmsleigh House is situated towards the western end of Rothbury's High Street, the property is of historical interest. The residential accommodation is accessed via a (shared) pedestrian passageway to the side of Elmsleigh House.

The accommodation comprises; Entrance Hall. Door to Ground Floor apartment with Sitting Room/Kitchen and en-suite Bedroom.

## Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about 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, bank, golf club, professional and medical services and a full range of local shops.

## Services

Mains electricity, drainage and water.

## Postcode

NE65 7TH

## Local Authority

Northumberland County Council

Tel: 01670 627 000

## Council Tax

N/A

## Tenure

Leasehold

## EPC Rating

Current Rating - E

Full report available upon request.

## Viewing

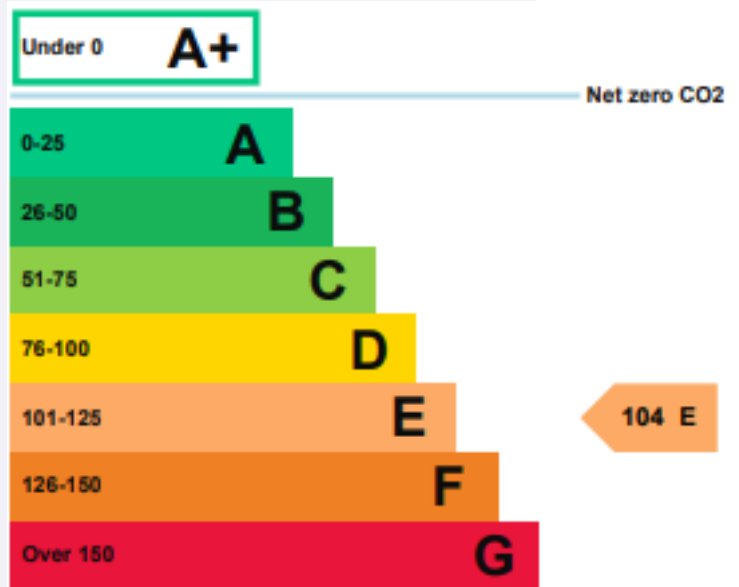
Strictly by appointment with the selling agents.

## Location

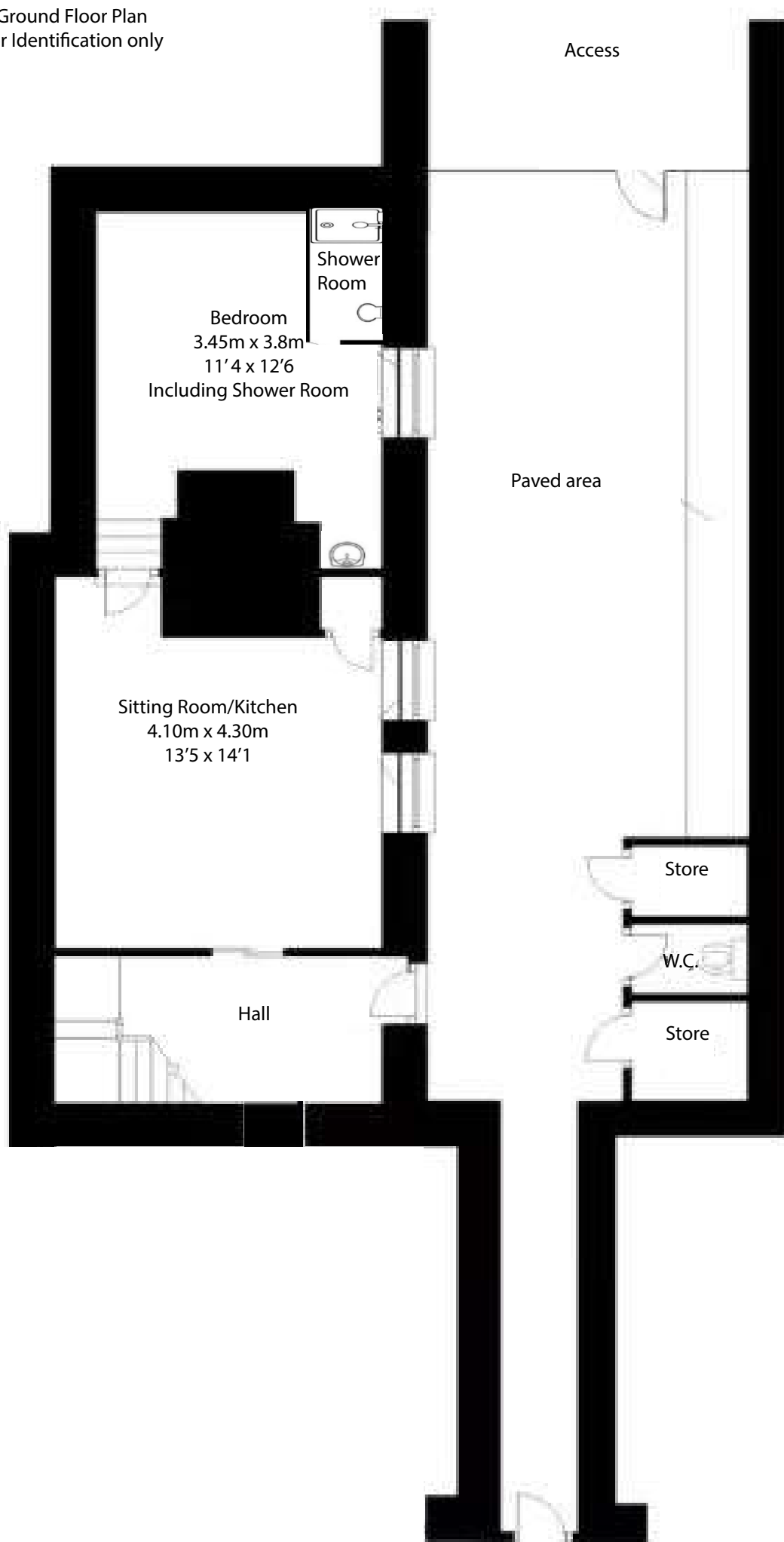
For detailed directions please contact the selling agents.

Details Prepared July 2023

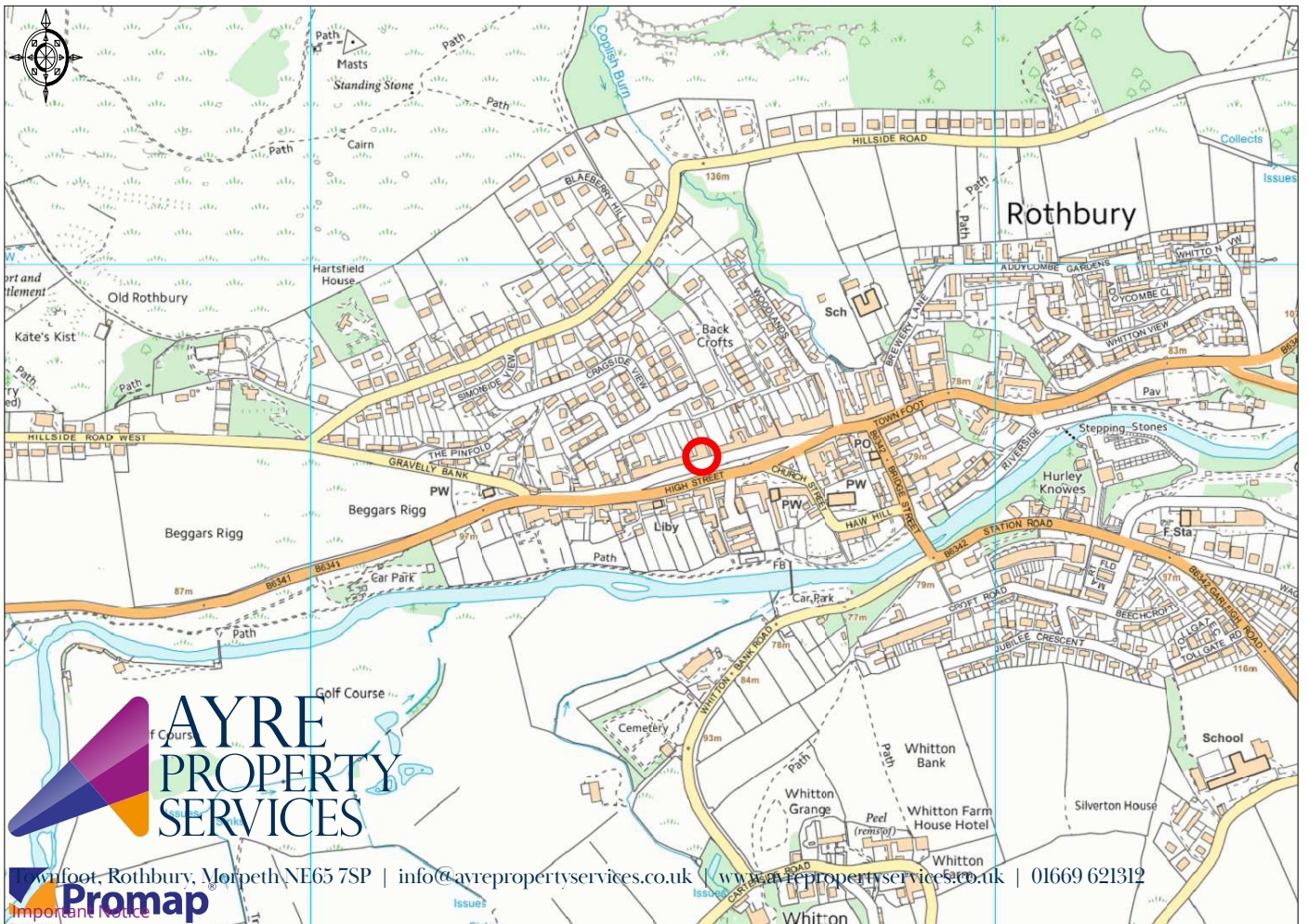
Property Reference 87374684



Ground Floor Plan  
For Identification only







**AYRE**  
PROPERTY SERVICES

Townfoot, Rothbury, Morpeth, NE65 7SP | [info@ayrepropertyservices.co.uk](mailto:info@ayrepropertyservices.co.uk) | [www.ayrepropertyservices.co.uk](http://www.ayrepropertyservices.co.uk) | 01669 621312

**Promap**

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an offer 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.