



MAYFIELD ROTHBURY

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01669 621312
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£275,000

GUIDE
PRICE

A detached house with south-facing gardens and terrace situated close to the centre of the village. The property was built c.1960 and benefits from views over Rothbury's roofscape towards the Simonside Hills. Accommodation comprises Entrance Lobby, Kitchen, Pantry, Wet Room, Sitting Room, Dining Room, Garden Room, 3 Bedrooms and Bathroom. The kitchen features built-in units incorporating a gas hob, electric oven and dishwasher. The sitting room has a small inglenook fireplace with a log-burning stove, and sliding glazed doors leading out to the garden and terrace. An attractive garden room glazed to three elevations has a solid roof and a door leading directly to a south-facing terrace.

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 then 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 & medical services and a full range of local shops. The new Shell forecourt and shop in Thropton Village is but a mile away.

Mayfield

The pedestrian approach can be from Back Crofts or the Narrow Nick it is a shortwalk from the centre of Rothbury, the Riverside, the shops and village amenities, vehicular access is from Providence Lane.

An attractive enclosed garden at the front of the house features lawn, borders, fruit trees, stone walls and a terrace/seating area. There is a further small terrace area to the rear of the property and a small workshop/store. There is off-street parking to the rear.)

Services

Mains gas, electricity, water and drainage. Gas-fired central heating and double-glazing. Roof-mounted solar panels provide some of the electricity and an annual Feed-In Tariff of approximately £800 (the contract has an unexpired term of approximately 6 years)

Postcode

NE65 7YB

Energy Performance Certificate

Current Rating B. (81)

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The property is in Band D (£2,369.03 - 2024/25).

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.



Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Broadband

Basic	17 Mbps
Superfast	80 Mbps

Satellite / Fibre TV Availability

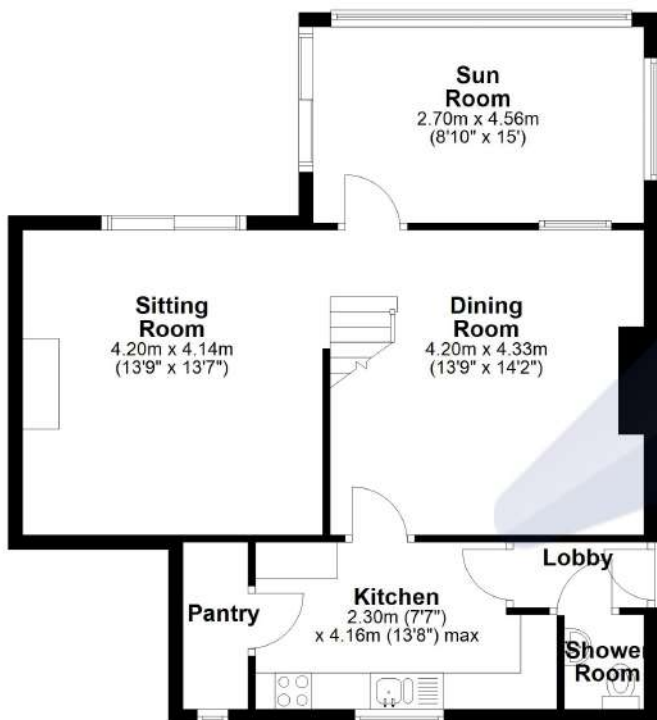
BT	✓
Sky	✓
Virgin	✗

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



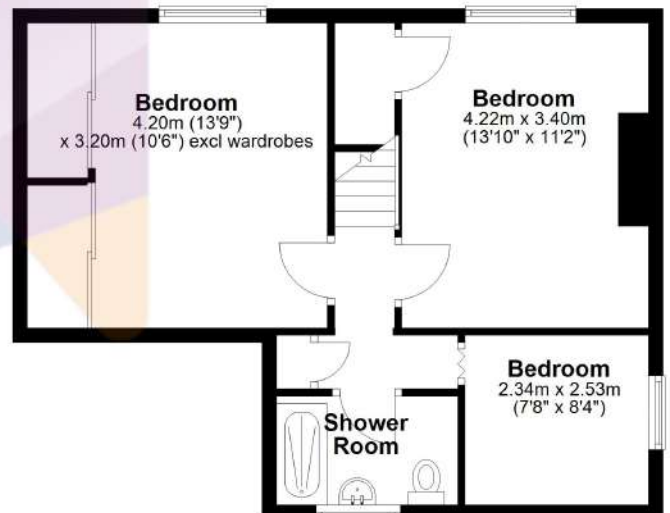
Ground Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



First Floor

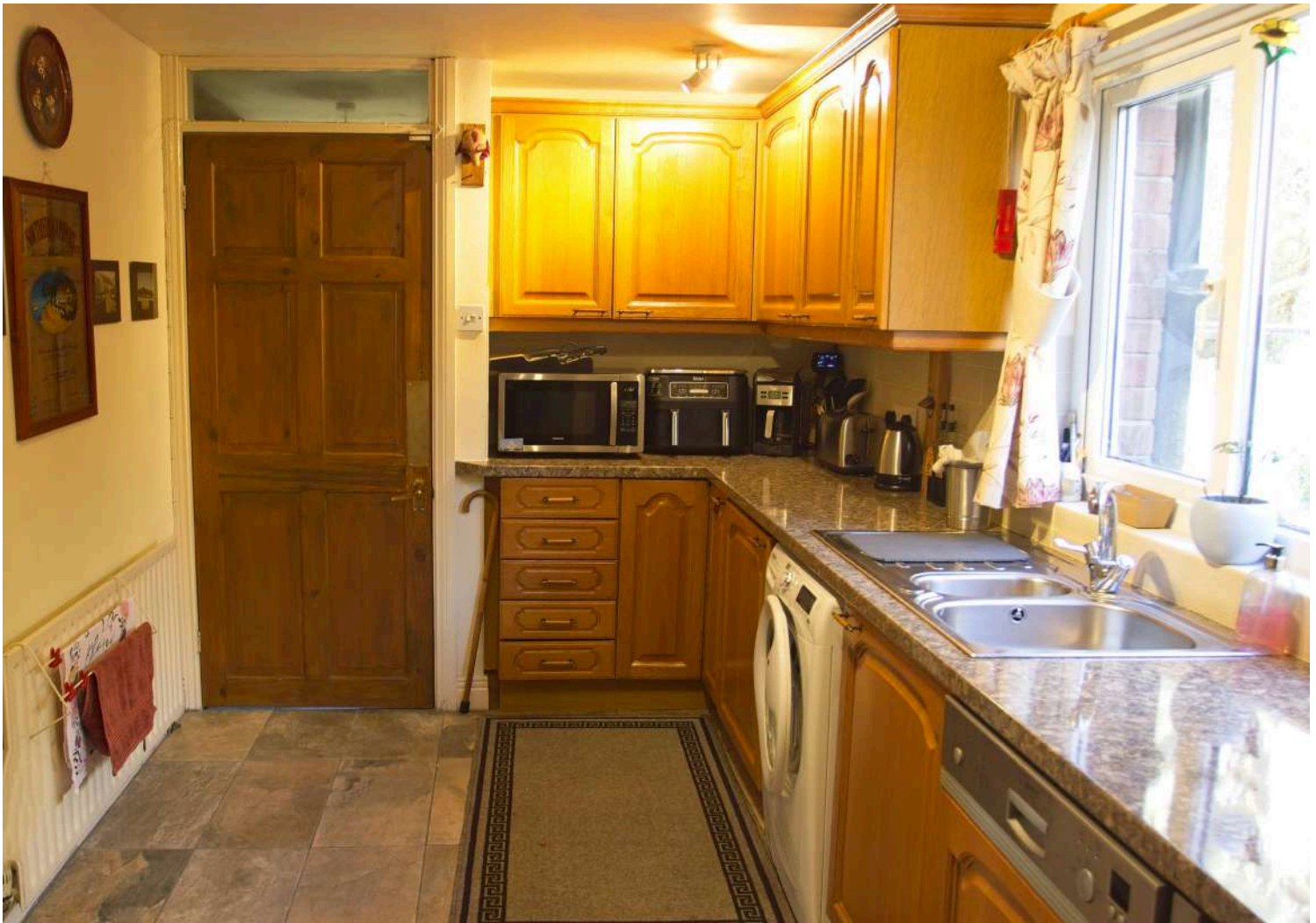
Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 112.6 sq. metres (1212.0 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

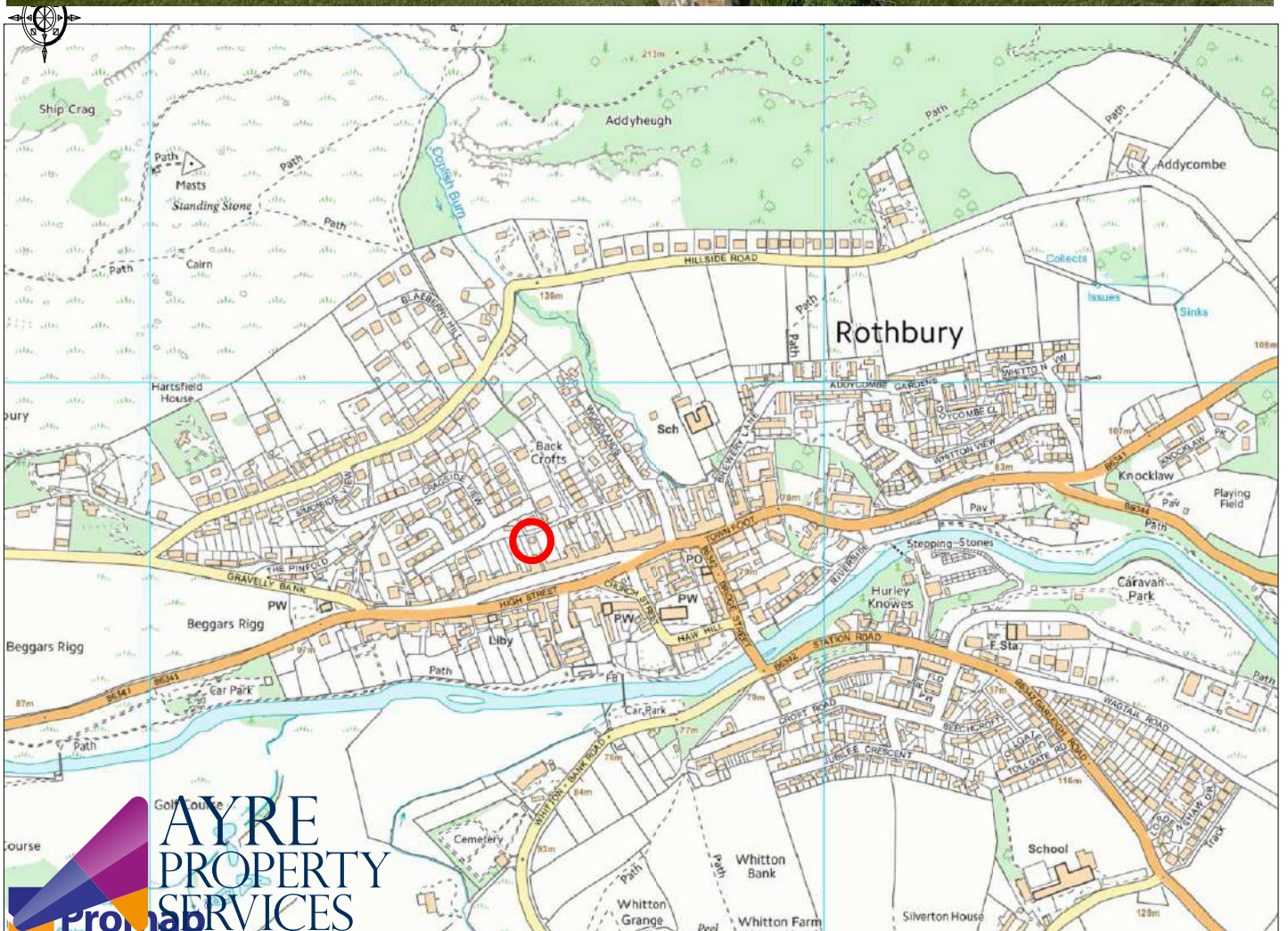
Mayfield, Back Crofts












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