

Aldersyde, Rothbury, Morpeth, Northumberland

Offers Over £800,000



Full Description

A uniquely architect designed property fitted to an incredibly high standard offering light and bright living and boasting breathtaking views from many of the principal living spaces. Elizabeth Humphreys Homes are delighted to welcome to the market this stunning and substantial 4 bedroomed detached property located in the Northumberland town of Rothbury. This exclusive family home benefits from Swedish wood framed triple glazing, a Ventaxia heat recovery system taking hot air from the ensuites, the bathroom and utility room and reusing the heat in other rooms around the house, a large double garage, superb storage spaces, gas central heating and all the other usual mains connections. Furthermore the home comes with full indefinite planning approval for two more dwellings in the grounds.

The attractive market town centre of Rothbury is located within a mile of historic Cragside, 12 miles southwest of Alnwick, 16 miles south-west of Alnmouth Station on the Edinburgh to Kings Cross mainline, 16 miles northwest of Morpeth and 31 miles north-northwest of Newcastle upon Tyne. Alnwick, Morpeth and Newcastle are serviced by public transport. Rothbury, at the heart of Northumberland, is a picturesque town surrounded by the Simonside Hills with excellent amenities including cafes, restaurants, pubs and independent retailers. Residents can enjoy rambling, hill walking, tennis, bowling, 5 a side football, fishing in the

abundant rivers, golfing, climbing, cycling, horse riding and mountain biking, or explore the vibrant wildlife amidst stunning scenery.

This stunning property is accessed via a gated driveway which sweeps round to decking before the front door which opens into a spacious and airy internal hallway with many windows allowing a wealth of natural light to enter. There is useful storage for coats and shoes, and the space is finished with elegant grey tiling. The main living spaces have been designed to allow free flow of movement and the use of partition walls, half landings and creatively placed beams add bespoke style to this glorious property.

The entrance hallway opens out to useful storage before then leading into the open plan kitchen-diner, and lounge below, enabling free flow of movement between the different spaces ideal for entertaining family and friends. The well-equipped kitchen offers plenty of high-quality German fitted wall and base units complemented by a contrasting granite work surface. In terms of fitted equipment, there are two ovens, a microwave and dishwasher (all BOSCH), a bowl and a half stainless steel sink dropped into the work surface with a drainer to the side, a four-burner gas hob below a stainless-steel splash back, roller shutter storage, pull out ladders and an integrated fridge. The kitchen merges into the dining area which can comfortably accommodate a large dining table and accompanying chairs in addition to built in storage units to either side. The space is illuminated beautifully by light entering via large triple glazed windows which open onto a balcony which is the perfect place to enjoy alfresco dining whilst appreciating the late evening sun and the gorgeous valley views.

Accessed via a couple of steps from the dining area, the lounge is breathtaking with its substantial windows, opening to a wonderful, decked balcony, taking full advantage of the beautiful village views with the hillside beyond framed by a variety of green and leafy trees. A wood burner set upon a grey tiled hearth forms an attractive focal point within the room and entices you to sit before it during the cooler months whilst the sumptuous carpet adds further comfort as you move throughout. Stairs return to the entrance hallway.

On this entry level there is a bedroom which is a good-sized double room which is currently utilised as an office with a superb amount of built in storage. The central beam extending across the ceiling is a lovely feature and the pleasant easterly view can be enjoyed as you work from home. Adjacent, there are three storage cupboards and a bathroom which comprises a bath with a shower over behind a glass screen, a concealed cistern toilet, a bidet and a half pedestal hand wash basin. A chrome heated towel rail ensures added comfort and the space is almost fully tiled creating a sleek and stylish look. Natural light enters via a Velux window and a shaped window above the door allows further light.

A flight of stairs leads down to a spacious half landing with a creatively placed wood burner heat from which radiates up towards the lounge-kitchen area. The landing opens out to a bedroom, further storage space, the utility room and a door providing internal access to the garage.

The large utility room houses the hot water tank and the recently serviced

boiler for ease of access. There is a wine cooler, an upright freezer, an upright fridge, space and plumbing for a washing machine, space for a tumble dryer and further storage units beneath a grey laminate work surface, with a single bowl stainless steel sink within, and attractive tiled splash back. A window to the side allows for natural light and a glazed door provides external access.

The bedroom is a king-sized room with two floor to ceiling windows, one of which opens to the garden, allowing a wealth of natural light to circulate. This room offers useful storage and benefits from en-suite facilities. The suite comprises a close coupled toilet with a push button, an extractor fan, a shower cubicle with a glass screen and a shower within and a half pedestal hand wash basin. The space is fully tiled with a marble effect tile creating a sophisticated look.

A further flight of stairs leads to the lower ground floor landing which opens out to two more double bedrooms.

Bedroom 3 is a spacious calm and restful double room with a door opening out to a decked seating area from which you can enjoy views over Rothbury. Two further windows allow additional light. There is plenty of space for additional bedroom furniture. The fully tiled en-suite comprises a corner bath with a shower over, a chrome heated towel rail, a half pedestal hand wash basin and a close coupled toilet with a push button behind. A window allows for natural light.

Bedroom 4 is good sized double with a full bank of fitted wardrobes. A glazed door opens out to a decked area which extends around the side of the property. The ensuite shower room comprises a quadrant shower cubicle, a close coupled toilet with a push button above, a half pedestal hand wash basin and a white painted towel rail. A window allows for natural light. All the bathrooms are superbly finished with carefully chosen ceramics and tiling to create a beautiful boutique hotel style feel.

The property continues to impress with its outside space which blends into the hillside perfectly, and the split level nature of the home allows everyone to enjoy the garden from a number of different vantage points within the property. Mature trees and ferns add to the breathtaking views of the undulating hills and picturesque landscapes which form a stunning backdrop. This garden is your haven of peace and tranquillity and a place to which you can retreat and relax at the end of a busy day unwinding with a cup of coffee, glass of wine or a chat with family and friends, all of which can also be enjoyed from the large wooden gazebo with shingled roof. Furthermore there are two garden sheds, a polytunnel, and a large area for drying and storing wood for the woodburner. A small gate provides access from the garden to a public footpath, which leads directly down to the Rothbury bridge and the town centre.

Tenure: Freehold

Council tax Band: F, £3,752.88 for the 2026/27 financial year

EPC: B

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the

initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

Important Note: These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Stunning architect designed unique home
- Passed planning for two more dwellings in the garden
- Stunning views
- Triple glazing
- Heat extractors/ heat recovery system
- Light and spacious
- Fabulous living spaces
- Village location
- Lots of driveway parking
- Large garden
- Double garage
- Ensuites

Contact Us

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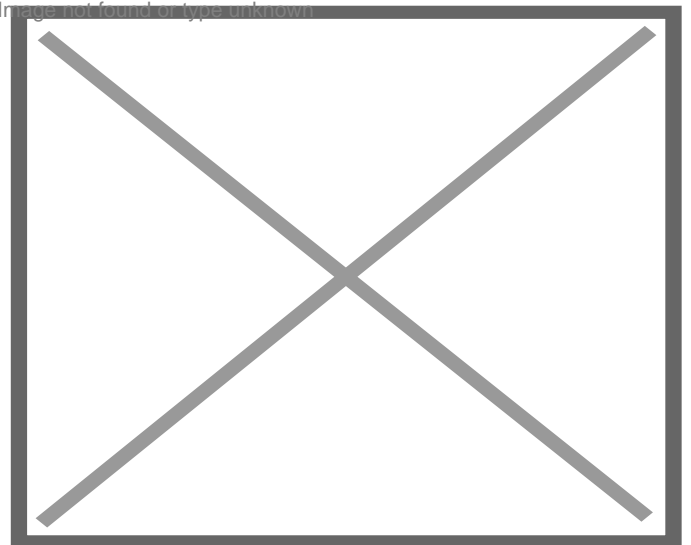


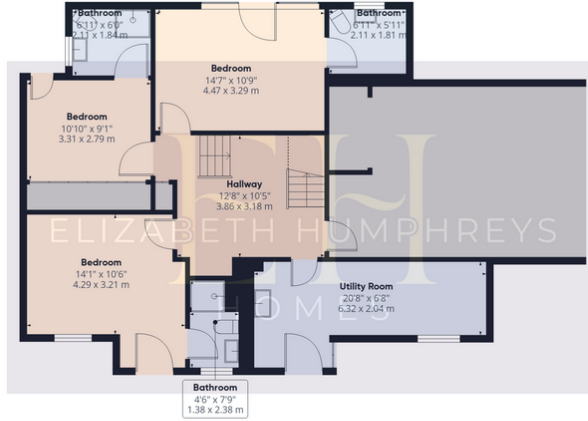




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	





Floor -1

Approximate total area¹⁾

1994 ft²
185.2 m²

Reduced headroom

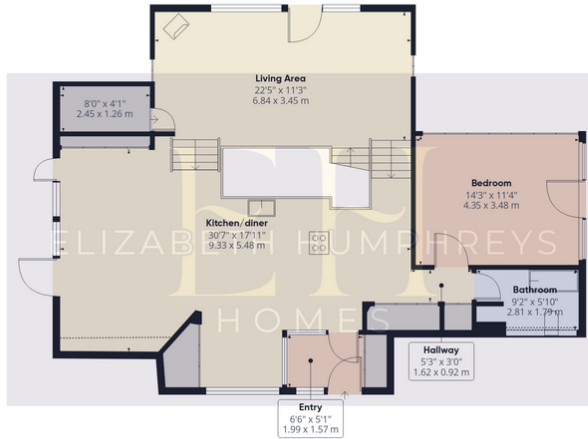
28 ft²
2.6 m²

(1) Excluding balconies and terraces

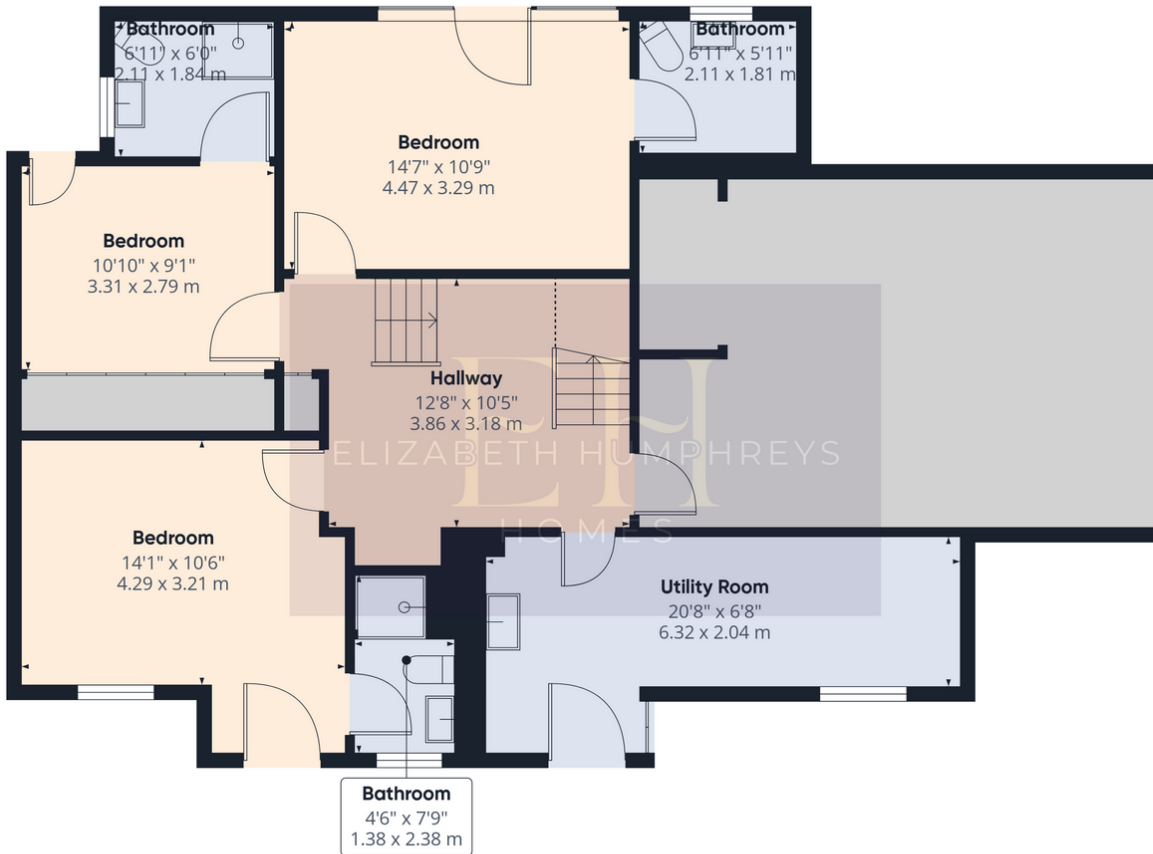
Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor



Floor -1

Approximate total area¹⁾

905 ft²
84.1 m²

Reduced headroom

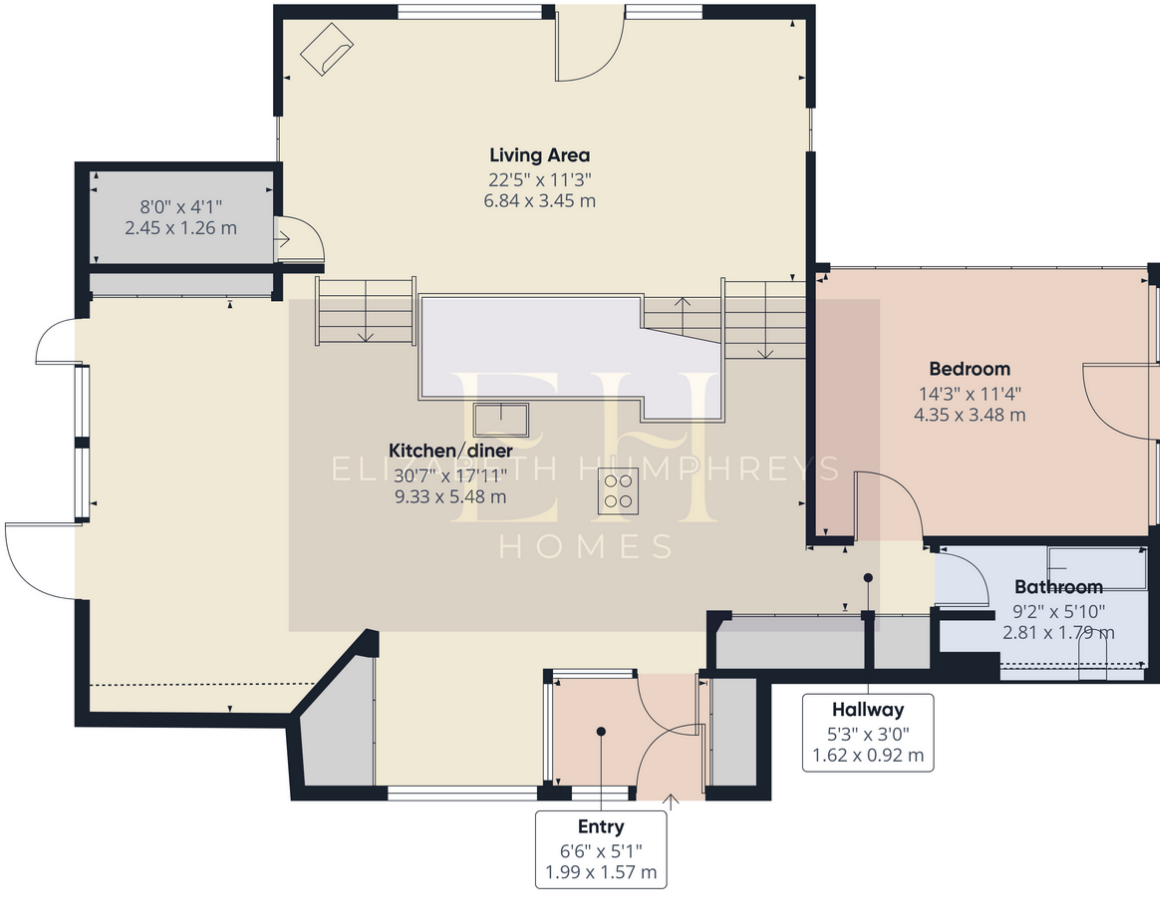
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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Ground Floor

Approximate total area⁽¹⁾
1089 ft²
101.1 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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