Croft Road, Rothbury, Morpeth, Northumberland

Offers Over £140,000



Full Description

Situated just over the bridge and up the hill within easy walking distance of the heart of Rothbury, this well-proportioned two-bedroom home offers spacious accommodation, private parking to the rear and excellent potential for a new owner to make it their own.

Nestled in the heart of the beautiful Coquet Valley and surrounded by the rolling hills of the Northumberland National Park, Rothbury is one of Northumberland's most desirable market towns. Combining breathtaking countryside with a thriving village community, it offers an exceptional lifestyle for those seeking peace, outdoor pursuits and a strong sense of community.

The picturesque high street is home to an excellent selection of independent shops, cafés, traditional pubs, restaurants and everyday amenities, including a supermarket, medical centre, pharmacy and highly regarded schools. The town hosts a variety of community events throughout the year, creating a welcoming atmosphere for residents and visitors alike.

For lovers of the outdoors, Rothbury is perfectly positioned for walking, cycling, fishing and exploring the surrounding countryside, with countless

footpaths and bridleways leading directly into the National Park. The nearby Cragside, the remarkable Victorian home of Lord Armstrong, is one of the area's most celebrated attractions, while the beautiful River Coquet winds through the centre of the town, providing idyllic riverside walks.

Despite its tranquil rural setting, Rothbury enjoys excellent connections to the wider region, with Alnwick, Morpeth and the stunning Northumberland coastline all within easy reach, making it an ideal location for commuters, families, retirees and those looking for a holiday home or investment property.

Offering an enviable blend of natural beauty, modern convenience and a welcoming community, Rothbury continues to be one of Northumberland's most sought-after places to call home.

A practical entrance porch provides useful space for coats and shoes before opening into a bright and welcoming lounge. A large front-facing window floods the room with natural light, creating a comfortable living space with plenty of room for furniture.

To the rear, the generous kitchen/dining room is fitted with an L-shaped range of units providing ample storage and preparation space, complemented by dark stone-effect worktops and attractive tiled flooring. There is space for a freestanding cooker, fridge freezer, washing machine and tumble dryer, while French doors open directly onto the rear parking area, providing easy everyday access.

Upstairs, the property offers two genuine double bedrooms. The principal bedroom is particularly spacious, enjoying two front-facing windows, built-in storage and ample room for a king-size bed and additional furniture. The second bedroom overlooks the rear with pleasant views towards mature trees and offers plenty of space for a double bed or generous guest accommodation.

The family bathroom is functional and offers an excellent opportunity for updating, with enough space to install either a bath with shower over or a contemporary walk-in shower depending on individual requirements.

Located in one of Northumberland's most sought-after villages, this property combines generous room sizes with a superb location close to local amenities and beautiful countryside. Offering plenty of scope for cosmetic improvement, it would make an excellent first home, investment property or downsizing opportunity.

Tenure: Share of freehold
Council Tax Band: B £2020.78
EPC: D
Ground Rent: one peppercorn 999 year lease, started 1st Jan 1986

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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

- Easy walking distance to the village centre, shops, cafés and local amenities
- Entrance porch with practical space for coats and shoes
- Spacious front lounge with large picture window and excellent natural light
- Good-sized kitchen/dining room with French doors opening onto the rear
- Parking to the rear of the property
- Large principal bedroom with two front-facing windows and built-in storage
- Second double bedroom overlooking the rear with pleasant leafy outlook
- Family bathroom with scope for modernisation
- Excellent opportunity for first-time buyers, investors or those looking to downsize
- Potential to update and add value

Contact Us

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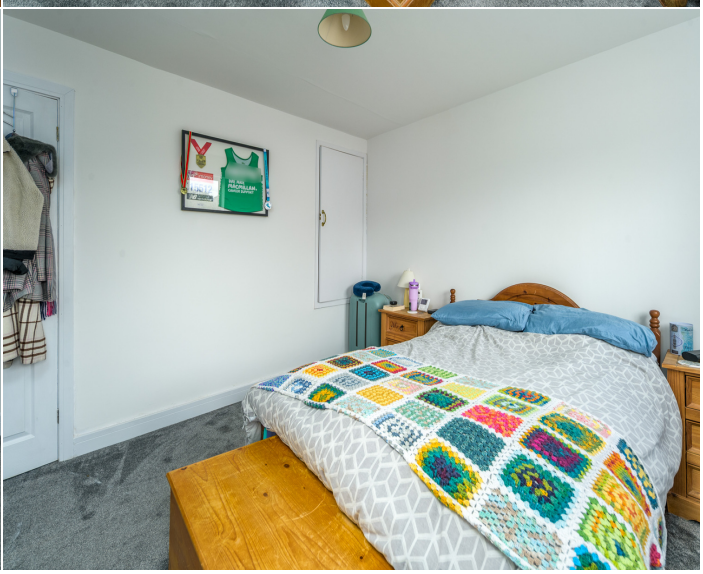
















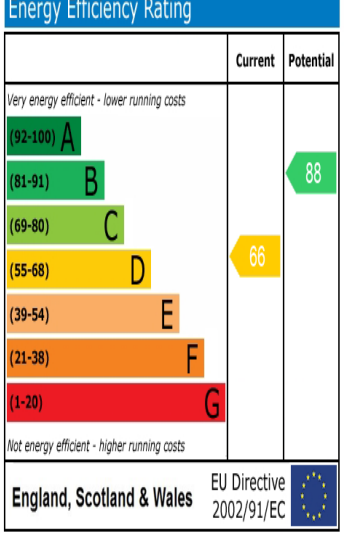












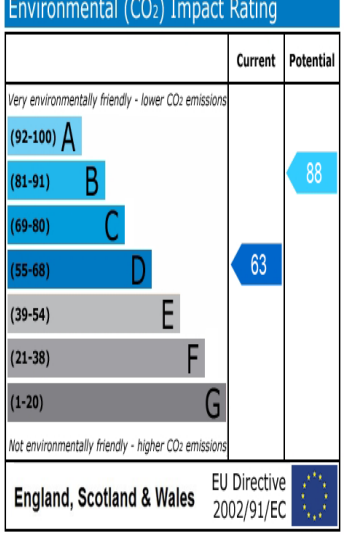
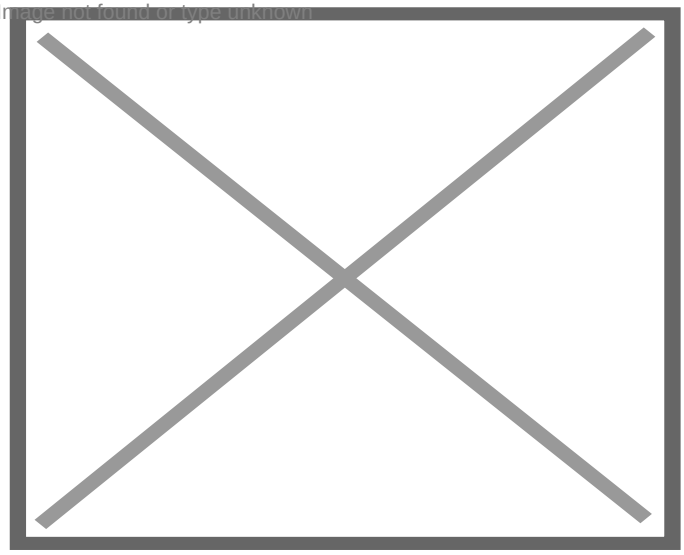
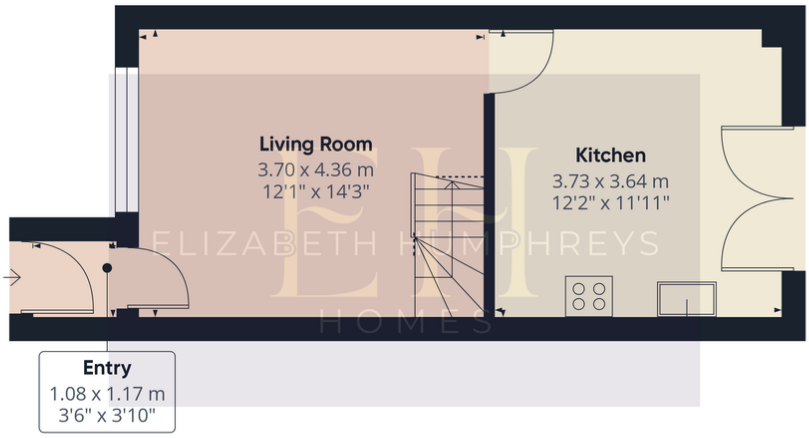
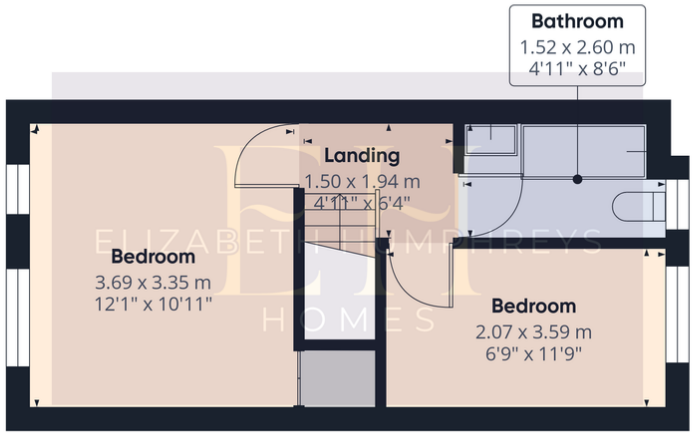


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Ground Floor





Floor 1

Approximate total area(1)

58 m²
624 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

Approximate total area(1)

31.3 m²
336 ft²

Reduced headroom

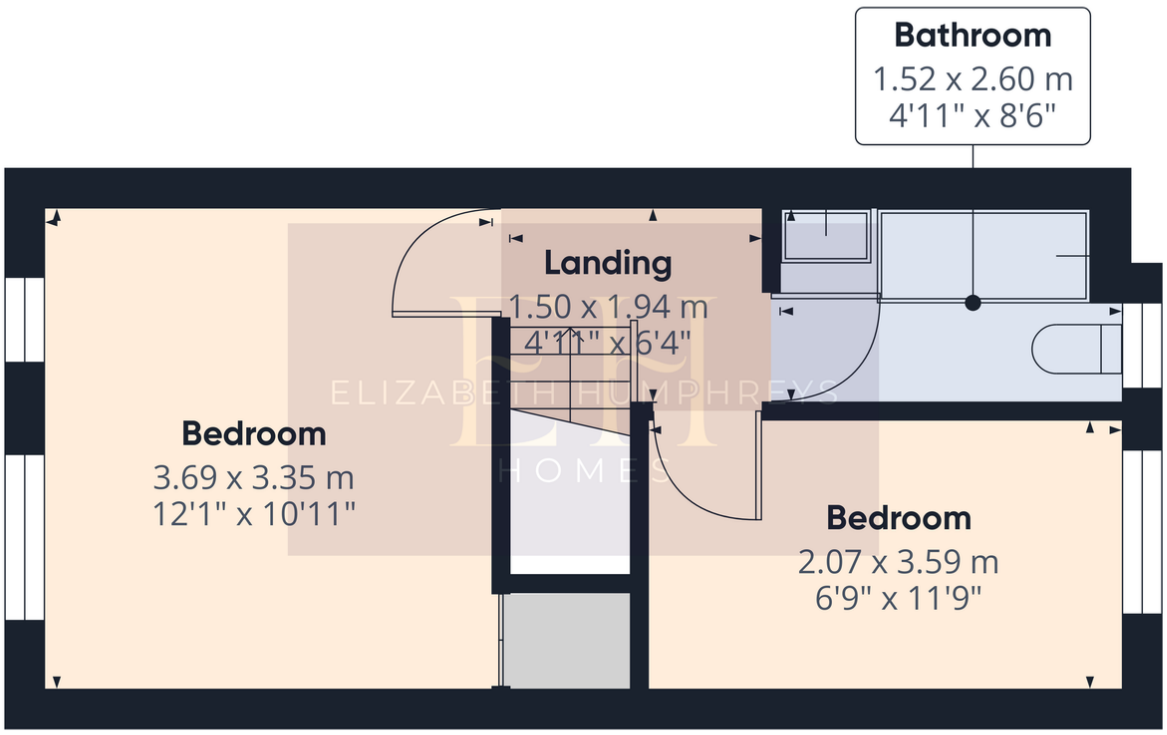
0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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Floor 1

Approximate total area(1)

26.7 m²

288 ft²

(1) Excluding balconies and terraces

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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