

Pennystane Lane, Rothbury, Morpeth, Northumberland

OIRO £285,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market Cairn Rigg, a beautifully presented two-bedroom detached property occupying an elevated position on the hillside above Rothbury. Currently operating as a successful holiday let, this charming home offers an exceptional opportunity as either an investment property or a delightful permanent residence, combining modern convenience with the character and tranquillity of its stunning Northumberland setting.

Nestled in the heart of the beautiful Coquet Valley, Rothbury is one of Northumberland's most desirable market towns, renowned for its stunning scenery, welcoming community and exceptional quality of life. Surrounded by the rolling hills of the Northumberland National Park, the town offers an idyllic balance of rural tranquillity and everyday convenience.

The picturesque High Street is home to an excellent selection of independent shops, traditional cafés, welcoming pubs, restaurants and local businesses, alongside a supermarket, medical centre, pharmacy and a range of everyday amenities. The town also benefits from highly regarded schools, making it a popular choice for families, retirees and those seeking a peaceful lifestyle.

Outdoor enthusiasts are spoilt for choice, with countless walking, cycling and riding routes on the doorstep. The River Coquet winds through the town, providing beautiful riverside walks, while nearby attractions such as Cragside House and Gardens, Simonside Hills and the vast landscapes of the Northumberland National Park offer year-round opportunities to explore some of England's most spectacular countryside.

Despite its peaceful setting, Rothbury enjoys excellent connections to the wider region. The market towns of Alnwick and Morpeth are within easy driving distance, while Newcastle upon Tyne, Newcastle International Airport and the East Coast Main Line can all be reached easily, making the town an attractive location for commuters, second-home owners and holidaymakers alike.

Offering an enviable combination of natural beauty, a thriving community and excellent local amenities, Rothbury continues to be one of Northumberland's most sought-after places to call home.

Designed to blend sympathetically with the surrounding properties, the home enjoys an attractive traditional appearance whilst benefitting from the ease of modern construction. With UPVC double glazing, electric night storage heating, full fibre broadband, and all mains services connected, the property is perfectly equipped for modern living or continued holiday letting.

Approached via a gated entrance, there is private off-road parking together with useful space for bin and garden storage. A flight of steps leads to the front entrance, where a welcoming porch provides an ideal space for coats, boots and outdoor clothing after exploring the nearby hills, countryside and National Park. Finished with attractive terracotta floor tiles and a large window overlooking the front aspect, it creates a warm first impression before opening into the heart of the home.

The open-plan living accommodation is wonderfully light and inviting. A large picture window frames delightful views across the mature trees towards the surrounding hills, while additional windows to the side ensure natural light floods the space throughout the day. The sitting area provides a comfortable place to relax, while there is ample room for a dining table, making this an ideal space for both everyday living and entertaining.

The adjoining kitchen has been thoughtfully designed to maximise both storage and functionality. Fitted with a range of wall and base units, it includes Lamona appliances comprising a ceramic hob with electric oven below, space for a freestanding fridge freezer, plumbing for a washing machine or washer-dryer, and a stainless steel sink positioned beneath a window overlooking the side garden. Practical LVT flooring completes this attractive and low-maintenance workspace.

The principal bedroom is an excellent-sized double, enjoying a peaceful outlook to the front of the property. There is ample space for a king-size bed together with freestanding wardrobes and additional bedroom furniture, creating a calm and restful retreat.

The second bedroom is a generous single, comfortably accommodating a single bed together with storage furniture and offering flexibility as a guest

room, child's bedroom or home office.

The contemporary shower room has been beautifully appointed with a large walk-in shower featuring both rainfall and separate shower heads, modern wet-wall panelling, a contemporary wash hand basin, WC, chrome heated towel rail and natural light provided by a privacy-glazed window. Stylish LVT flooring and quality finishes complete this impressive space.

Outside, the rear garden provides a delightful extension to the accommodation. A paved patio wraps around the property before steps rise to an elevated lawn and further seating areas, creating several wonderful places to sit and enjoy the peaceful surroundings. Enclosed by fencing and mature planting, the garden offers an excellent degree of privacy and makes the most of the property's elevated setting.

Whether purchased as a turnkey holiday let, a peaceful Northumberland retreat or a low-maintenance permanent home, Cairn Rigg offers beautifully presented accommodation in one of Rothbury's most desirable hillside locations, just a stroll or drive from the village centre, yet surrounded by the beauty of the Coquet Valley and Northumberland countryside.

Tenure: Freehold
Council Tax Band:
EPC: D

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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

- Detached two-bedroom property in an elevated position above Rothbury
- Currently operating as a successful holiday let with excellent investment potential
- Bright open-plan lounge, dining area and fitted kitchen with countryside views
- Spacious principal double bedroom plus generous single bedroom/home office
- Contemporary shower room with rainfall shower and quality modern fittings
- Attractive terraced rear garden with patios, lawn and private seating areas
- Off-road parking and useful external storage
- UPVC double glazing, electric night storage heating, full fibre broadband and all mains services
- Beautifully presented throughout and ready to move straight into or continue holiday letting
- Peaceful location within walking distance of Rothbury's shops, cafés, pubs and gateway to the Northumberland National Park

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