

The Maltings, Rothbury, Northumberland

Offers Over £220,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed property located within a central quiet residential area of the Northumberland town of Rothbury. The property benefits from a fabulous low maintenance rear courtyard, uPVC windows and a composite front door, super-fast fibre connection, gas central heating and all the other usual mains connections. This attractive, sociable and comfortable family home has been significantly updated and tastefully decorated and is ready and waiting to welcome its new owners.

The attractive market town centre of Rothbury is located within a mile of historic Craggside, 12 miles south west 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. Rothbury, at the heart of Northumberland, is a picturesque town surrounded by the Simonside Hills with excellent amenities including cafes, restaurants, pubs and a whole host of 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.

The front door opens into an entrance hallway which offers useful space to hang coats and store shoes in addition to housing the electrical consumer unit. The space is finished with laminate wood-look flooring which continues throughout the ground floor creating a seamless transition between the different spaces. The hallway provides convenient access to the spacious kitchen, welcoming lounge-diner and the ground floor WC which is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed cistern toilet with a push button behind and a rectangular sink on top of a vanity unit. A window allows for natural light.

Incorporating a drop-down breakfast bar ideal for use during breakfast or a light lunch, the kitchen offers a good number of wall and base units with a cream-coloured shaker style door complemented by a contrasting laminate wood block style work surface and stone effect splash back tiling. There is an under-bench oven, a four-burner gas hob beneath a chimney style extractor fan and a Franke bowl and a half stainless steel sink. The boiler is housed in a wall unit for ease of access and there is space for a free-standing fridge freezer and space and plumbing for a washing machine/tumble dryer. Natural light enters via a window to the front of the property which captures village views with the Cragside hills in the background.

Welcoming and spacious, the lounge-diner is a pleasant light and bright space in which to spend time with family and friends exchanging stories of the day. There is plenty of space to accommodate a dining table and accompanying chairs before a pair of sliding doors which open into the rear courtyard facilitating free flow of movement between indoor and outdoor living.

Taking the stairs to the first floor the large landing opens out to four bedrooms and the family bathroom. Loft storage is available via a drop-down ladder. The bedrooms benefit from a sumptuous carpet adding comfort as you move throughout and the bathroom is finished with LVT flooring.

The principal bedroom is a large king-sized room capturing countryside views to the rear of the property. There are plenty of storage options available within this peaceful and relaxing room.

Bedroom 2/ first floor lounge is a spacious double room with a window taking advantage of views to the rear of the property. This room boasts sliding doors which open onto a balcony which is the perfect place in which to catch the westerly sunshine with a glass of wine in the evening. This room is currently utilised as an office/snug.

Bedroom 3 is a large single room overlooking the rear of the property. This light and bright room is currently utilised as a dressing room.

Bedroom 4 is a single room with a window to the front of the property taking advantage of the scenic views. This room benefits from storage built in above the head of the stairs maximising the space perfectly.

The family bathroom has been updated and is finished with a marble-effect wet wall which creates a sleek and stylish look. The suite comprises a

built-in vanity unit which incorporates the hand wash basin and toilet with push button behind. There is also a P shaped bath with a shower over and a chrome heated towel rail ensures added comfort. A window to the front allows for natural light.

The rear courtyard is low maintenance and framed by a border and offers the perfect play in which to relax in the sunshine with a cup of coffee or glass of wine at the end of the day. The space is securely fenced to allow children and family pets to play safely, and a gate provides external access. There is a shed which is ideal for the tidy storage of garden accessories.

Tenure: Freehold

Council Tax Band: C £2309.46

EPC: C

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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

- Is this your dream home?
- Central Rothbury location
- Parking
- Garden
- Easy walk to shops and restaurants
- Hill views
- Sought after residential location
- Ground floor WC
- Balcony

Contact Us

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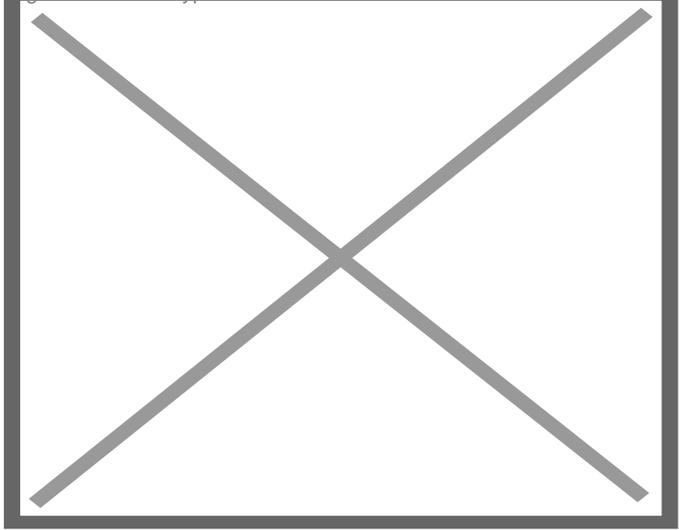


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area¹⁾

74.8 m²
807 ft²

Balconies and terraces

3.5 m²
38 ft²

Reduced headroom

0.9 m²
10 ft²

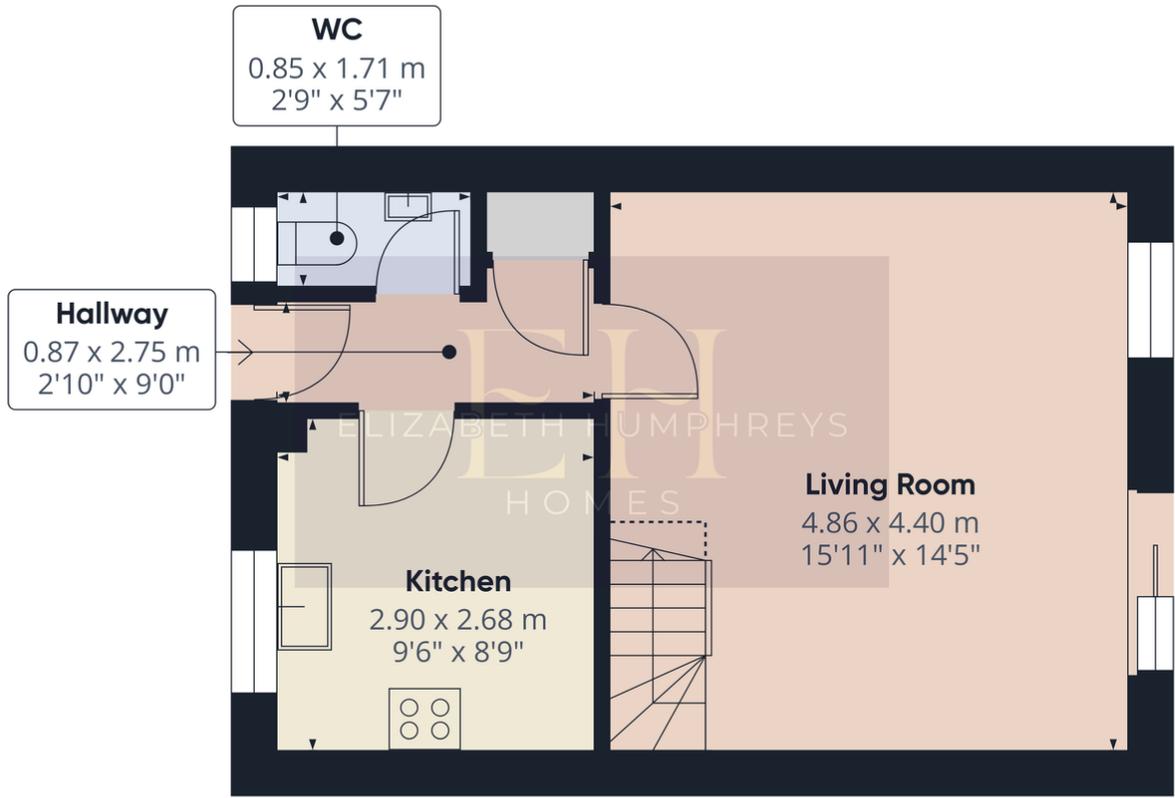
(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾
34.1 m²
367 ft²

Reduced headroom
0.9 m²
10 ft²

(1) Excluding balconies and terraces

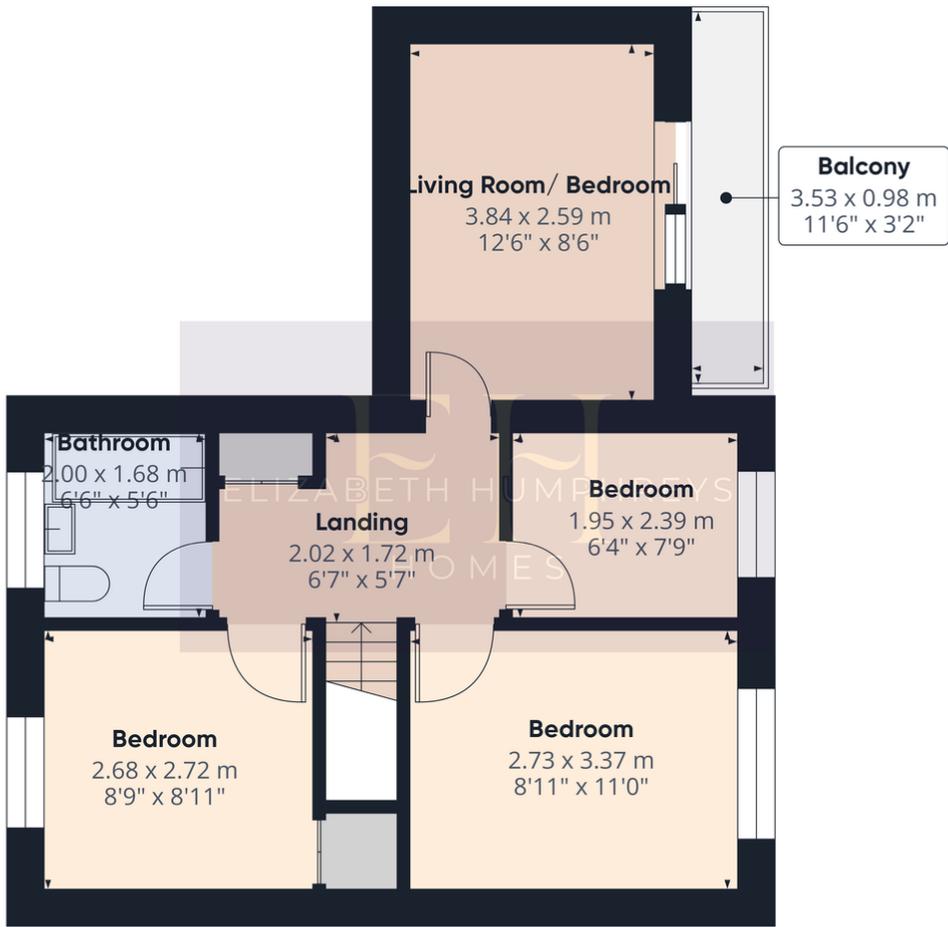
Reduced headroom
..... Below 1.5 m/5 ft

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⁾
40.7 m²
440 ft²

Balconies and terraces
3.5 m²
38 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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Floor 1