

Tollgate Road, Rothbury, Morpeth, Northumberland

Offers Over £285,000



Full Description

A fabulous property with huge potential occupying a corner plot and enjoying scenic views. Elizabeth Humphreys Homes are delighted to welcome to the market this 3 bedroomed property located in the Northumberland town of Rothbury. In need of some modernisation but brimming with character and charm, the property benefits from mature gardens, driveway parking leading to a single garage, uPVC windows and doors, gas central heating and all the other usual mains connections. This property presents the ideal opportunity to create your dream home within an area renowned for its outstanding natural beauty.

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 to this property is approached through a pleasant and mature front garden, leading to a useful covered porch area. A gated rear path leads through a natural stone paved rear garden to the more often used rear door. Entry via the rear door is into the kitchen which is superbly light and bright and which captures wonderful, elevated views over the surrounding hills and countryside. There are a good number of wall and base units with a white door complemented by a laminate work surface and a tiled splashback behind. Alongside space for a free-standing cooker with a gas hob, there is also space for under bench freezer, a free-standing fridge, an under-bench dishwasher and a washing machine. The kitchen is also equipped with an extractor fan above the freestanding cooker, and a bowl and a half plastic sink in front of the window that overlooks the secluded paved area by the rear door.

The kitchen flows freely into a large dining-sitting space where there is ample room to accommodate a dining table and accompanying chairs in addition to an armchair on which you can relax and enjoy the warmth radiating from the attractive fireplace housing a wood burner.

Stairs ascend to the first floor and the hallway turns to provide convenient access to the lounge, a further double bedroom or a second large reception room, another ground floor bedroom and the ground floor bathroom. The front door of the property, also accessed from this hallway, opens to a covered porch area which is an ideal space to store boots and such like having returned from exploring the stunning countryside or from a walk with a furry friend.

With a breathtaking panoramic vista which can be appreciated from an appealing corner window and a fascinating porthole window, the lounge is a wonderfully relaxing room which is suffused in natural light. With views of Cragside Estate to one side and the undulating hills to the other, this room is one in which you can enjoy spending time relaxing with family and friends. The fireplace, with a stone hearth and housing a wood burner, is a charming feature and entices you to sit before it during the cooler months, and the art deco mantelpiece adds further character to this inviting room.

Beautifully light and bright, courtesy of a large window overlooking the rear garden, the back room could have many uses from various reception rooms to bedroom three, an office space or a snug depending on your requirements.

The ground floor bedroom is a good-sized double with a quaint corner chimney with an art deco surround forming an exquisite focal point, in addition to an original window overlooking the porched area towards the front of the property.

The bathroom is fully tiled and comprises a double shower cubicle with an electric shower behind a glass screen, a winged sink on top of a vanity unit and a handle operated toilet. A large window with privacy glass allows for plenty of natural light.

Taking the stairs to the first floor, the landing, which could accommodate an office space or reading area, opens to a spacious bedroom with ensuite facilities and a door to an area over the stairs that could easily be converted into a walk-in dressing space. The bedroom is full of character,

with a sloped ceiling, exposed beams and two Velux windows which take full advantage of the awe inspiring elevated views of the dramatic countryside: a wonderful view to wake up to each morning! This space could easily accommodate a super king sized bed and additional bedroom furniture.

The recently fitted ensuite comprises a bath, a contemporary toilet with a push button behind and a pedestal hand wash basin. A chrome heated towel rail ensures added comfort. Two Velux windows allow a tremendous amount of natural light to enter and the space has been finished with attractive tiling and lighting.

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

- Three bedrooms
- Stunning views
- Walk to shops and pubs
- Garage
- Garden
- Driveway parking
- Kitchen diner
- Two bathrooms
- Master ensuite

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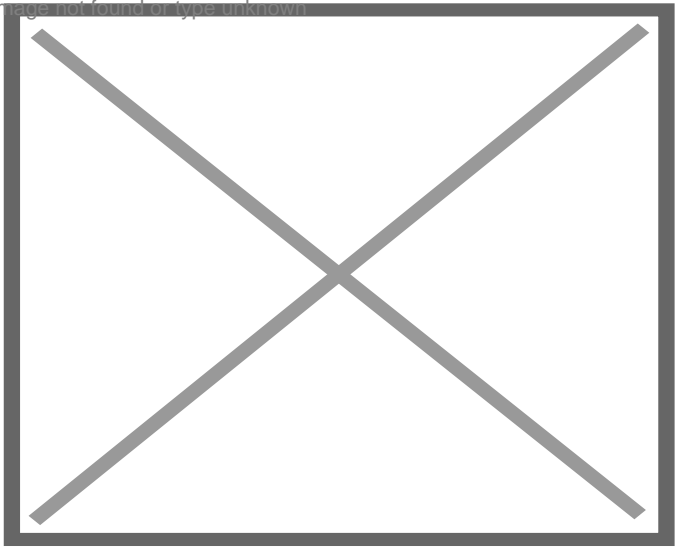


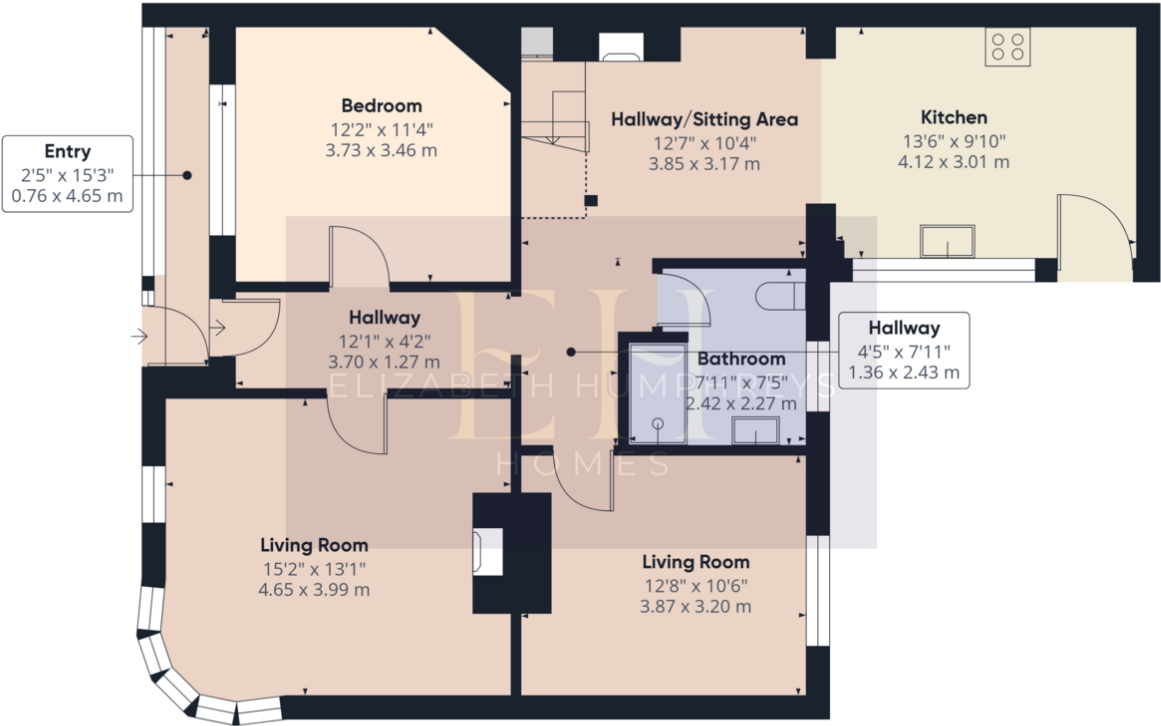






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Approximate total area⁽¹⁾
909.34 ft²
84.48 m²

Reduced headroom
11.69 ft²
1.09 m²

(1) Excluding balconies and terraces

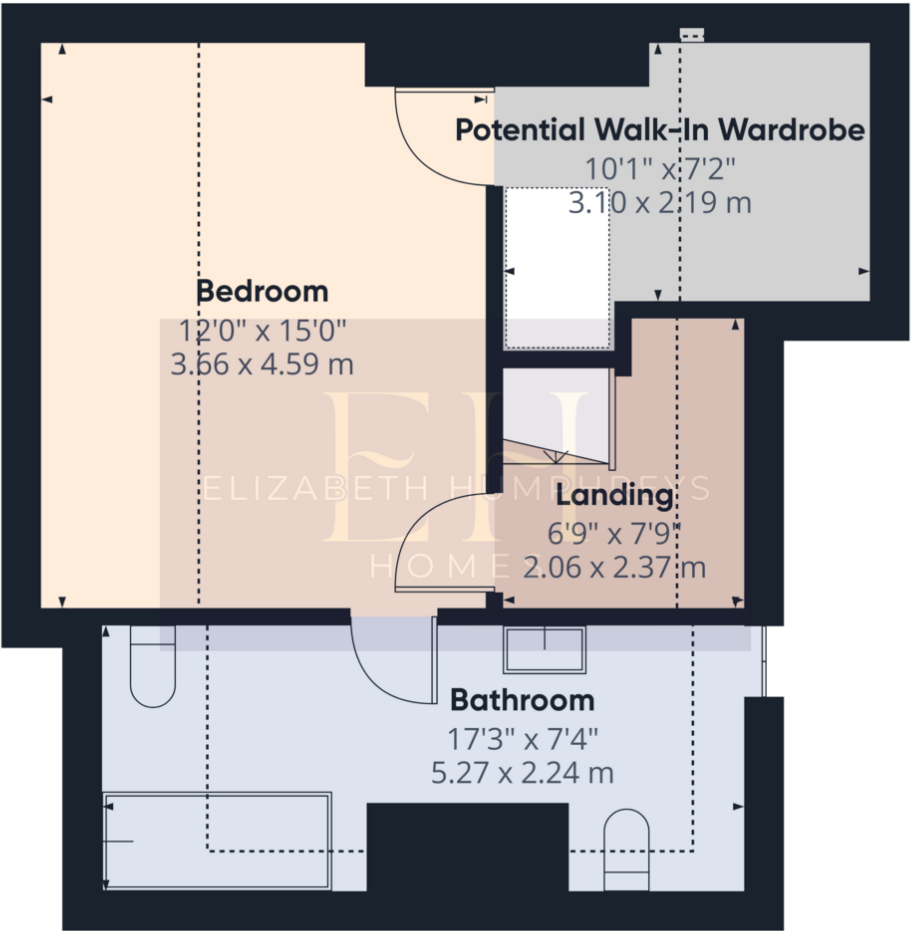
Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Ground Floor



Approximate total area⁽¹⁾
392.57 ft²
36.47 m²

Reduced headroom
156.29 ft²
14.52 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1