



# Rectory Garden House, Rothbury

## Northumberland NE65 7TL

### SITUATION AND DESCRIPTION

An attractively presented split level stone built detached property, occupying a private and elevated site with views over the village, surrounding countryside and hills as well as the famous Cragside Country House and gardens. This property was individually designed and built 13 years ago and offers an excellent opportunity to purchase a substantial and modern family home within a secluded garden site, yet minutes' walk from the centre of this ever popular market town.

The property benefits from gas central heating to radiators, double glazing, security alarm system and security operated gates give access to parking and a double garage.

The accommodation briefly comprises: entrance hall which gives access via a staircase to a lower ground floor level with utility room, which in turn gives access to the double garage, staircase up to an additional ground floor level and substantial appointed kitchen breakfast room with snug area, and door leading out on to the decking and gardens beyond. Steps from the entrance hall give access to a second ground floor living space, central hallway, cloakroom/wc and double access doors leading to a fabulous lounge which has windows to three elevations giving views over the village and surrounding countryside, a separate formal dining room and study. To the first floor there is a master bedroom with en-suite bathroom/wc, a second guest bedroom with en-suite shower room/wc, three further double bedrooms – two of which have built-in wardrobes and a family bathroom/wc.

The market town of Rothbury has an excellent range of amenities and leisure facilities including golf course, first and middle schools as well as restaurants, cafes and public houses and its famous for its National Trust Cragside Estate. Rothbury is popular for walkers wishing to explore the Coquet

Valley and surrounding countryside. A further range of amenities are available within the larger market towns of Alnwick and Morpeth to the north east and south east respectively with good access to both Morpeth and Newcastle upon Tyne via the A697 and A1 trunk road.

The property comprises:

### ENTRANCE HALL

The entrance hall has steps giving access down to a lower ground floor level, as well as leading to the staircase to the main ground floor accommodation. There is wood flooring, radiator, recessed lighting, ceiling cornice, understairs storage cupboard with hanging space, and two large picture windows overlooking the decking and gardens beyond.

### UTILITY

7'6 x 8'7 (2.29m x 2.62m)

Located to the lower ground floor, the utility room has white base units with contrasting work surfaces, stainless steel sink unit and drainer with mixer tap, plumbing for automatic washing machine, space for dryer, wall mounted central heating boiler, radiator, extractor fan, tiled floor, double glazed window to the rear and access door to the garage.

Steps up from the entrance hall lead to the kitchen breakfast room.

### KITCHEN BREAKFAST ROOM

23'7 x 17'5 (7.19m x 5.31m)

A substantial reception space which has ten double glazed panel windows to three elevations from which the views of the surrounding village and hills can be enjoyed. There is a tiled floor, snug area with TV point, telephone point, and recessed lighting to ceiling, and two radiators. The kitchen area has been fitted with a range of base units with contrasting work



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surface and splashbacks, one and a half stainless steel sink unit and drainer with mixer tap, integrated five ring gas hob with stainless steel extractor hood over, single electric oven, combination oven and integrated dishwasher. Access door from the kitchen breakfast room leads out to the decking and gardens beyond.

Back to the entrance hall, from the half landing steps give access to the main ground floor accommodation, hallway with wood flooring, stairs giving access to the first floor, recessed lighting, ceiling cornice, understairs storage cupboard, and rear access door.

#### **CLOAKROOM/WC**

Comprising of low level wc, pedestal wash hand basin, part tiled walls, tiled floor, radiator, and double glazed window.

From the hallway double doors give access to the lounge.

#### **LOUNGE**

22'10 x 16'2 (6.96m x 4.93m)

A lovely principal reception room which enjoys fabulous views across the garden and village towards the golf course and Simonside Hills beyond via six double glazed windows to three elevations. There is a wood floor, stone feature fireplace with open grate, ceiling cornice, recessed lighting, TV point, two radiators and French doors giving access on to the decking and gardens beyond.

#### **DINING ROOM**

11'7 x 12'5 (3.53m x 3.78m)

A formal dining space which has three double glazed windows to two elevations, wood flooring, radiator and recessed lighting.



#### **STUDY**

10'1 x 11'6 (3.07m x 3.51m)

Two double glazed windows to rear, wood flooring and recessed lighting.

#### **FIRST FLOOR LANDING**

With radiator, recessed lighting and loft access hatch.

#### **FAMILY BATHROOM/WC**

8'11 x 9'11 (2.72m x 3.02m)

Comprising separate tiled shower cubicle, corner bath with mixer tap and shower head, concealed cistern wc and wash hand basin to vanity unit with storage, part tiled walls, tiled floor, towel radiator, recessed lighting, shaver point, extractor fan and double glazed window to the rear.

#### **BEDROOM ONE**

11'0 x 11'9 (3.35m x 3.58m)

The master bedroom enjoys elevated views from the front via two double glazed windows, a double built-in wardrobe providing ample hanging and shelving space, radiator and TV point.

#### **EN-SUITE BATHROOM/WC**

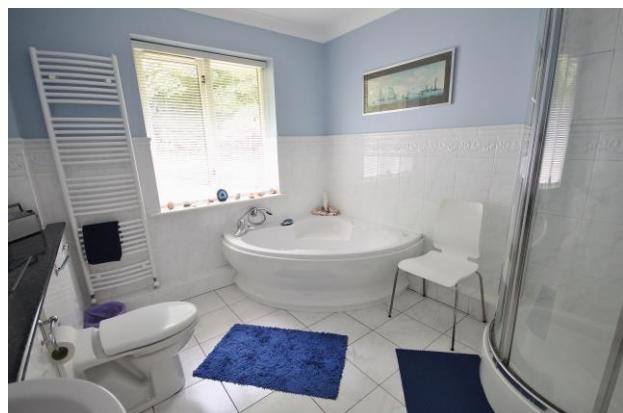
7'10 x 5'10 (2.39m x 1.78m)

Comprising of panelled bath with mixer tap and shower head, concealed cistern wc and wash hand basin to vanity unit with storage, part tiled walls, tiled floor, towel radiator, shaver point, recessed lighting and extractor fan and double glazed window.

#### **BEDROOM TWO**

11'10 x 9'4 (3.61m x 2.84m)

A guest bedroom with a built-in wardrobe providing hanging and shelving space, TV point, radiator and two double glazed windows to the side elevation overlooking the garden.



**EN-SUITE SHOWER ROOM/WC**

5'0 x 6'1 (1.52m x 1.85m)

Comprising shower cubicle, concealed cistern wc and wash hand basin set into vanity unit with storage, part tiled walls and tiled floor, towel radiator, extractor fan, recessed lighting shaver point and double glazed window.

**BEDROOM THREE**

12'4 x 12'0 (3.76m x 3.66m)

A double bedroom with TV point, radiator and two double glazed windows to the side elevation towards the Simonside Hills.

**BEDROOM FOUR**

11'8 x 9'4 (3.56m x 2.84m)

A double bedroom with built-in wardrobes providing hanging and shelving space, radiator, and double glazed window to the front.

**BEDROOM FIVE**

9'0 x 10'0 (2.74m x 3.05m)

A generous fifth bedroom with a built-in wardrobe proving hanging and shelving space, radiator and double glazed window to the rear.

**EXTERNALLY**

Set within an elevated and mature garden site of around ½ acre, the property is accessed via a shared lane from the village, which in turn leads to a private pillared entrance with security gate, which in turn leads to a surfaced driveway and parking area with double garage.

**DOUBLE GARAGE**

With two up and over doors, one of which is electrically remote controlled, power, lighting, cold water tap, rear access door, and two double glazed windows to the side.



The property is surrounded on two elevations by mature gardens which are mainly laid to lawn, with mature trees and shrubs within a dry stone wall surround. There is a raised landscaped terrace which is paved with shrub insets and steps giving access to a raised decking on two levels to two elevations.

To the rear of the property beyond the main formal lawned garden, there is a further substantial woodland area. Below the main house is a cellar with lighting ideal for storage.

**SERVICES**

The property has mains electricity, gas, water and drainage services with gas central heating.

**TENURE**

Freehold

**COUNCIL TAX**

Tax band G

**ENERGY PERFORMANCE RATING**

Grade: C

Details prepared: 27/7/16

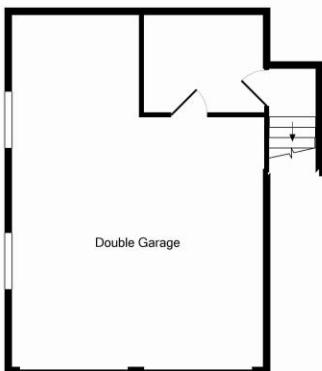
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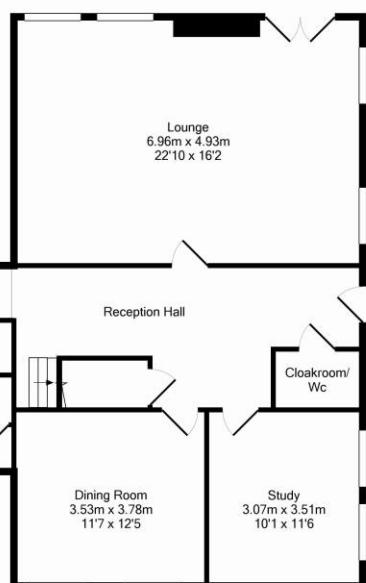


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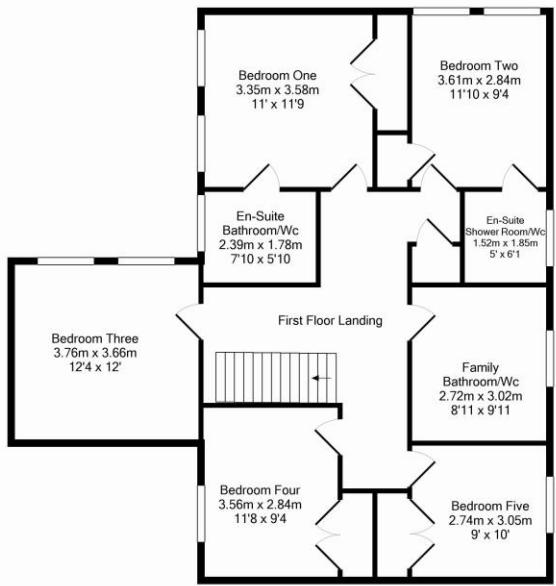
Total Approx. Floor Area 267.5 Sq.M. (2879 Sq.Ft.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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Basement Level  
Approx. Floor  
Area 39.8 Sq.M.  
(429 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 133.3 Sq.M.  
(1435 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 94.3 Sq.M.  
(1015 Sq.Ft.)



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Rothbury



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Price Guide: £675,000

