



To buy



### 3 bed detached house to buy in

Wagtail Road, Rothbury, Northumberland,  
NE65 7PQ

# £350,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

### Property features

- ✓ Stunning Detached House
- ✓ Rural Town Location
- ✓ Three Bedrooms
- ✓ No Upward Chain
- ✓ EPC Rating D

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Desirable Rural Town Location | Detached House | Three Bedrooms | Two Reception Rooms | Low Maintenance Garden | Parking to Front And Rear

Pattinson Estate Agents are delighted to welcome to the market this Beautifully presented three bed Detached house which is perfectly elevated to enjoy stunning views of Cragside and the rolling Rothbury hills.

The Accommodation on offer, comprises to the ground floor : Entrance/Utility, Three Bedrooms and Family Bathroom.

On the first floor: Dining room with Juliet Balcony, kitchen and lounge, separate WC and storage room.

Externally the property benefits from a low maintenance garden to the front made up of gravelled and paved areas with flower borders and steps to the property. There is parking to the front and rear of the property for multiple vehicles.

Rothbury is a beautiful small market town in Northumberland, England, on the banks of the River Coquet. It is charming and picturesque with independent shops, art galleries, cosy cafés and pubs - plus a welcoming, local feel. It offers a blend of quality amenities and countryside tranquility, with access to both easy riverside walks by the Coquet and more adventurous hikes into the Simonside hills, woodland and moors nearby - a great base for exploring rural Northumberland.

This is a rare opportunity to enjoy true country living in a prime location. Houses in this area are highly sought after, and this property will undoubtedly appeal to a range of potential buyers. Explore what this dwelling has to offer and seize the chance to be part of Rothbury's charming community.

Please call our Alnwick office to arrange a viewing 01665 639110 or email [Alnwick@pattinson.co.uk](mailto:Alnwick@pattinson.co.uk)

Council Tax Band: E

Tenure: Freehold

Price: £350,000

Property Type: Detached House

USPs: Garden

Parking: Off Street, On Street, Driveway, Gated, Rear, Private, Visitor

Year built: 1933

Construction materials: Brick and block, Insulated concrete framework

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front Elevation

An upside down house with amazing views across to Cragside and the rolling hills with large windows and a set of double glass doors on the upper floor, with a Juliet balcony.

Featuring a sloped garden covered with gravel, bordered by plants and small shrubs.



## Front Garden

Featuring a paved patio, ideal for entertaining and Al fresco dining. The garden continues upwards in tiers, laid mostly to gravel with stone retaining walls and steps leading to a spacious driveway, bordered with flowers and plants.

Wooden fences enclose both sides of the garden.



## Kitchen

*2.87m x 4.74m (9'4" x 15'6")*

A spacious kitchen, featuring glossy white cabinets, with wooden work surfaces along both sides, with integrated appliances such as an oven and microwave and induction hob with extractor fan. At the far end, a large window lets in plenty of natural light and looks out onto the rolling hills and Cragside Estate.



## Lounge

*3.87m x 5.91m (12'8" x 19'4")*

An electric fireplace is the main focal point of the room, with a bay window giving spectacular views.



## Dining Room

*5.86m x 3.16m (19'2" x 10'4")*

Large glass patio doors with a Juliet balcony offering elevated views. Stairs to ground floor.



## WC

1.18m x 1.95m (3'10" x 6'4")

A sleek vanity unit with built-in storage cupboards with sink and toilet. Window to front elevation.



## Master Bedroom

3.88m x 4.05m (12'8" x 13'3")

Built-in wardrobes with sliding doors. Window to rear elevation.



## Bedroom Two

2.67m x 4.08m (8'9" x 13'4")

Built in wardrobes with bay window to rear elevation.



## Family Bathroom

Featuring bath with an overhead shower and glass screen, Sink with vanity unit and toilet. Window to side elevation.



## Bedroom Three/ Study

2.48m x 1.90m (8'1" x 6'2")

Ideal single bedroom or study. Window to front elevation. Built in cupboard.



## Utility Room

4.04m x 1.29m (13'3" x 4'2")

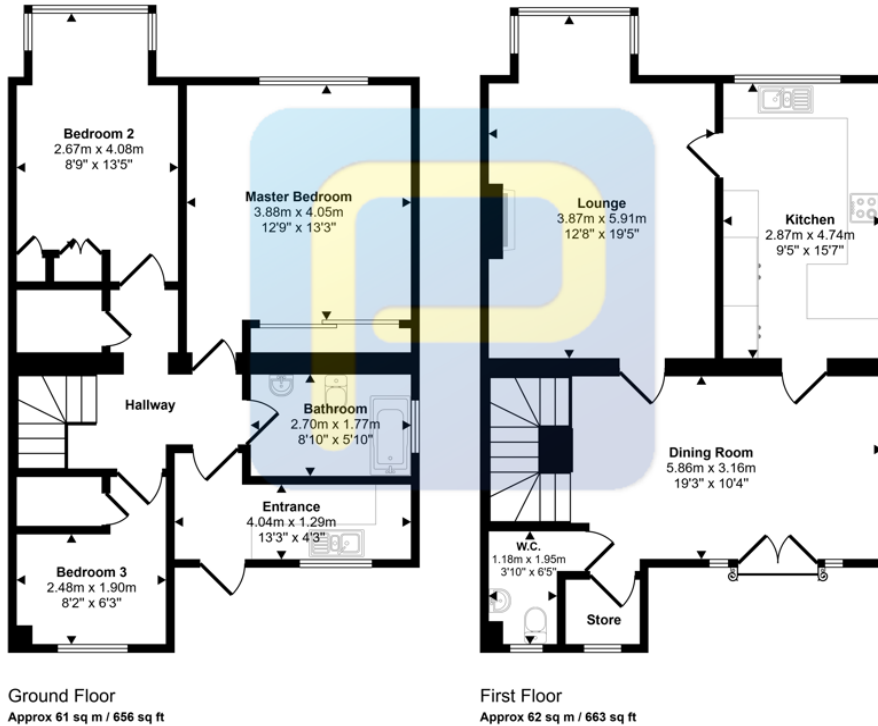
Counter top space with cupboard beneath for storage. Space for washing machine/dryer. Stainless steel sink with window to the front elevation.

## Rear Elevation

A gated driveway with parking for multiple vehicles with a paved patio area, enclosed by a wooden fence for privacy. with a raised garden bed with plants and shrubs.



Approx Gross Internal Area  
123 sq m / 1319 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>	64		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Wagtail Road, Rothbury, Northumberland, NE65 7PQ

Contact your local branch today for more information on this property:

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