



## High Street Rothbury

- Mid terraced property
- Four bedrooms – Two ensembles
- Large rear garden & courtyard
- Close to amenities
- Two reception rooms



**Guide Price: £600,000**

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ROOK  
MATTHEWS  
SAYER

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# Greystoke House

## High Street, Rothbury

### Morpeth, Northumberland

#### NE65 7TH

Centrally located in the heart of Rothbury, this substantial period stone property offers an abundance of period features in spacious rooms, and extensive landscaped gardens at the rear. Private covered parking is available within the grounds as well as on-street in front of the house. All four bedrooms are spacious double rooms, and the two largest bedrooms have their own ensuite facilities. The rooms are mostly arranged around a central hall and an impressive turned staircase with galleried landing. Period fireplaces, decorative corning, panelled doors and original tiled flooring are just some of the notable original features within the property. A useful utility room and downstairs W.C. offer additional storage space and convenience.



The position of the property on the High Street in Rothbury is an ideal location set back from the main road and occupies a sizeable plot off a side road. Facing south, the reception rooms and two largest bedrooms enjoy the sunny aspect. The mature and well-stocked garden at the rear is of considerable size and has been beautifully landscaped and includes various areas for entertaining as well as a large pond, seating areas, summer house and sheds. Double timber doors from the front lead through to an open-ended garage or carport that continues through to a large hardstanding area at the rear of the house.

This grand residence is sure to appeal to a large family or buyers in search of an impressive character property close to shops and amenities and extensive gardens.

#### HALL

Entrance door | Original tiled floor | Wood panelling | Radiator | Staircase to first floor | Half glazed door to inner hall | Door to dining room | Wall light | Fan light

#### DINING ROOM 14'0 x 13'7 (4.27m x 4.15m)

Sash window with secondary glazing | Radiators | Fireplace with slate inset and hearth with electric fire | Original corning | Original Ceiling rose | Wall lights



#### INNER HALL

Understairs cupboard | Tiled floor | External door to rear garden | Radiator | Doors to lounge, hall, dining room, kitchen, W.C. and utility

#### LOUNGE 14'5 x 15'3 max narrowing to 13'7 (4.39m x 4.65 max narrowing to 4.15m)

Sash windows with secondary glazing | Period marble fire surround with cast iron fireplace, gas fire, tiled inset and marble hearth | Original cornice | Ceiling rose | Wall lights | Radiators

#### UTILITY 10'1 x 8'0 plus door recess (3.07m x 2.44m plus door recess)

Sash window with secondary glazing | Wall and base units | Stainless steel sink | Space for washing machine | Space for tumble dryer | Space for fridge and freezers | Services cupboard | Tiled floor | Frosted internal glass window to W.C.

#### W.C.

Close coupled W.C. | Wash hand basin | Tiled floor | Part tiled walls | Electric heated towel rail | Internal glass window to utility | Extractor fan

#### KITCHEN 23'2 x 10'10 (7.06m x 3.30m)

Sash windows with secondary glazing | Bespoke fitted kitchen with peninsula | 1½ bowl stainless steel sink | Electric double oven | Gas hob | Extractor hood | Space for dishwasher | Space for fridge | Fitted original cupboards | Skirting fan heater | Inglenook style fireplace with gas fire | Tiled floor | Part tiled walls | Radiators



#### SPLIT LEVEL LANDING

Sash window with secondary glazing and window seat | Original corning | Original ceiling rose | Radiator

#### BEDROOM ONE 14'9 x 11'2 (4.50m x 3.40m)

Sash windows with secondary glazing | Window seat | Original cast iron fireplace with tiled inset and hearth | Radiators | Original corning and ceiling rose | Dressing area with sliding door wardrobes

#### ENSUITE

Double glazed frosted window | Wet wall panelled shower cubicle with mains shower | Close coupled W.C. | Bidet | Pedestal wash hand basin | Bath with hand held shower attachment | Part tiled walls | Radiator | Electric heated towel rail | Wood panelled ceiling | Vanity light/shaver point | Extractor fan

**BEDROOM TWO 14'10 x 9'11 plus wardrobes (4.52m x 3.02m plus wardrobes)**

Sash window with secondary glazing | Fitted wardrobe | Cornicing and ceiling rose | Original cast iron fireplace with tiled inset | Radiators

**ENSUITE**

Fully tiled shower cubicle with electric shower | Close coupled W.C. | Pedestal wash hand basin | Electric heated towel rail | Vanity light and shaver point | Extractor fan

**BEDROOM THREE 11'10 x 10'10 (3.61m x 3.30m)**

Sash window with secondary glazing | Radiator

**W.C.**

Tilt and turn window | Close coupled W.C. | Wash hand basin with tiled splashback | Electric heated towel rail

**BATHROOM**

Frosted sash window with secondary glazing | Bath with mains shower over | Pedestal wash hand basin | Close coupled W.C. | Part tiled walls | Radiator

**BEDROOM FOUR 10'9 x 13'10 (3.28m x 4.22m)**

Sash window with secondary glazing | Fitted cupboards | Cupboard housing gas boiler | Radiator

**GARAGE/CAR PORT**

Double timber doors to an open ended car port, open to the rear courtyard.

**EXTERNALLY**

There is a large rear courtyard leading to the large garden area | Garden sheds with power | Lawned rear garden | Mature planting | Patio areas | Pond

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS GAS  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: YES  
Parking: Garage/Car Port/On street

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**MATERIAL / CONSTRUCTION ABNORMALITIES**

Stone built  
Spray foam insulation is remaining in part of the roof

**RESTRICTIONS AND RIGHTS**

Conservation Area? YES.

**TENURE**

Freehold. It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND E | EPC RATING D**

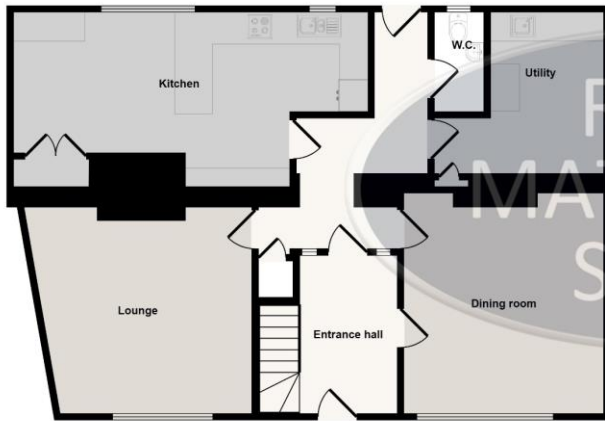
**AGENTS NOTE**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

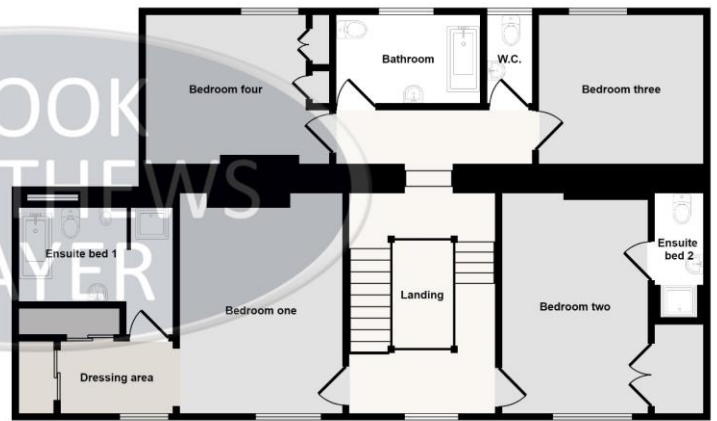
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

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.

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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