



## Cragside View

Rothbury

- Detached house
- Three double bedrooms
- Multi-vehicle parking
- Double garage
- Views
- No chain

**Guide Price: £285,000**

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ROOK  
MATTHEWS  
SAYER

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# 8 Cragside View

## Rothbury, Morpeth

### Northumberland NE65 7YU

Occupying a commanding position with fabulous views over to the Simonside Hills, this detached house in Rothbury offers extensive gardens, ample parking and generous sized bedrooms with scope for further development.

Although most buyers would envisage undertaking a refurbishment of the existing accommodation, the property does offer some sizeable rooms and subject to relevant planning approval there is an opportunity to extend and develop over the garage or out to the rear and sides. All three bedrooms are double rooms, and the largest at the front has a dressing area with fitted wardrobes and a wash-hand basin. The tiered rear garden has been much loved over the years by the owners and offers various interesting spaces with lawned and patio areas, as well as planting of fruit trees and bushes. With the property positioned on the north side of the valley in Rothbury, it delights in the south sun and has stunning views from the lounge and upstairs windows, along with the open aspect from the gardens. Multiple vehicle parking is available on the long drive and double garage.



#### HALL

Entrance door and side windows | Radiator | Wood panelled ceiling | Staircase to first floor | Understairs cupboard | Wall light

#### CLOAKS

Double glazed window | Door to hall and W.C.



#### W.C.

Double glazed frosted window | W.C. | Pedestal wash hand basin | Radiator

#### LOUNGE

15' 10" x 11' 11" (4.82m x 3.63m)

Double glazed picture window | Double glazed French doors to side garden | Inglenook style fireplace with wood burning stove and stone hearth | Fitted shelves and cupboards | Radiator | Sliding glazed doors to dining room

#### DINING ROOM

14' 6" x 9' 10" (4.42m x 2.99m)

Double glazed picture window to rear | Exposed brick wall | Radiator | Wood panelled ceiling | Sliding doors to lounge | Serving hatch to kitchen



#### REAR LOBBY

Double glazed external door to rear garden | Radiator | Doors to hall and garage | Open to kitchen

#### KITCHEN

9' 7" x 8' 2" (2.92m x 2.49m)

Double glazed window | Fitted wall and base units | 1.5 sink | Double electric oven | Electric hob | Extractor hood | Space for fridge/freezer | Space for dishwasher | Part tiled walls | Serving hatch to dining room

#### FIRST FLOOR LANDING

Shelved storage cupboard | Loft access hatch

#### BEDROOM ONE ('L' SHAPED)

11' 3" x 11' 9" (3.43m x 3.58m) plus 8' 6" x 7' 7" (2.59m x 2.31m)

Double glazed windows to front and sides | Two double wardrobes with bi-fold doors | Wash hand basin with cabinet | Spotlights

**BEDROOM TWO**

11' 9" plus wardrobe x 7' 11" (3.58m plus wardrobe x 2.41m)  
Double glazed window | Integrated double wardrobe | Radiator

**BEDROOM THREE**

8' 2" x 11' 7" (2.49m x 3.53m)  
Double glazed window | Radiator

**BATHROOM**

Double glazed frosted window | Bath | Close coupled W.C. | Pedestal wash hand basin | Tiled shower cubicle with mains shower | Radiator | Extractor fan | Shaver point | Part tiled walls

**DOUBLE GARAGE**

17' 5" x 16' 11" (5.30m x 5.15m)  
Electric garage door | Door to rear lobby | Light and power | Central heating boiler | Belfast sink | Plumbing for washing machine | Fitted storage cupboard and shelves

**EXTERNALLY**

Drive leading to double garage | Front lawn and patio | Stone shed | Tiered rear garden with seating areas and elevated views

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Oil  
Broadband: None  
Mobile Signal Coverage Blackspot: No  
Parking: Double garage and driveway parking

**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 conformation should be sought from a conveyancer as to its effect on the property, if any.

**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.

**TENURE**

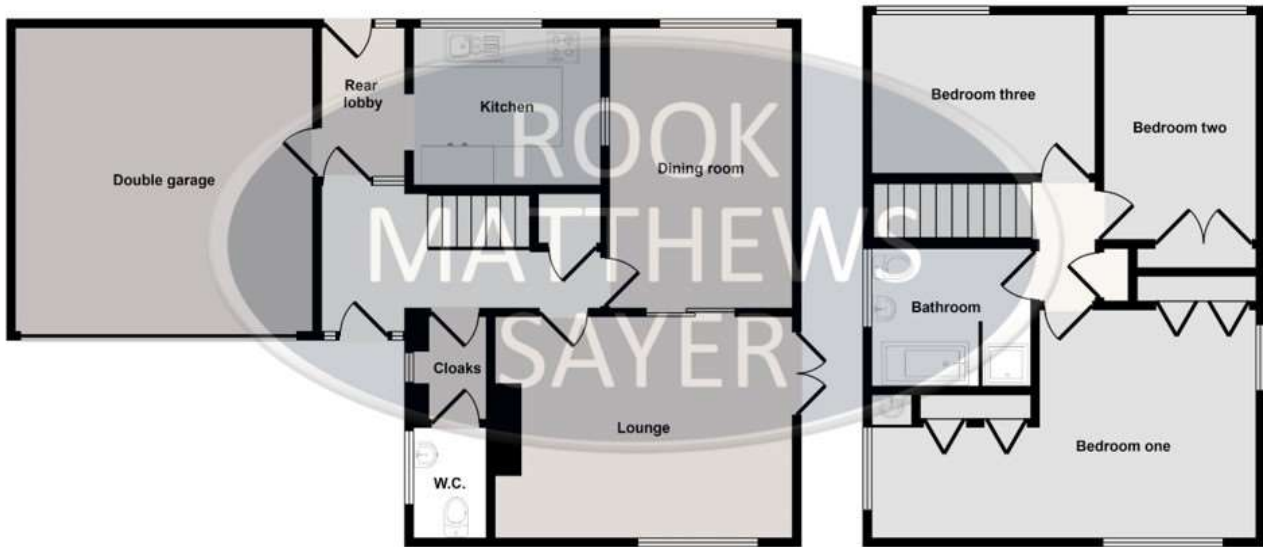
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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

AL008675/DM/RJ/05.03.2024/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 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.

**Cragside View, Rothbury**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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