



## The Maltings

### Rothbury

- Mid terraced bungalow
- Two bedrooms
- No chain
- Close to amenities
- Wood burning stove
- Integral garage and parking

Guide Price: **£235,000**

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ROOK  
MATTHEWS  
SAYER

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# 16 The Maltings Rothbury, Morpeth Northumberland NE65 7TG

Situated just off the main High Street in Rothbury, this Freehold two bedroom bungalow is in a great location for proximity to the shops and amenities in the centre of the old market town. It is ideal for buyers in their retirement that are looking for a property with a small amount of low maintenance outside space, and in a relatively flat area avoiding hills or steep inclines. The accommodation is in very good condition and well-presented throughout. Both the kitchen and shower room have contemporary fittings, and there is the bonus of an integral garage that is also accessible internally from the hall. Some buyers may choose to convert this to an additional reception room or bedroom (subject to relevant building regs). The main bedroom is a double room with plentiful space for wardrobes and bedside cabinets, whilst the second bedroom is a good size single room. A contemporary wood burning stove is the main feature in the lounge, and this room has space for dining too. Off-street parking is available in front of the garage, and a ramp leads to the front door.

Rothbury is an old market town on the river Coquet, surrounded by beautiful countryside offering scenic walks along the river and into the hills. It is popular with holiday visitors and second home owners, but has a thriving community and a range of shops, restaurants, pubs, art galleries, gym, and a Northumbria Primary Care practice that provides a GP and family health service.

## VESTIBULE

Double glazed composite door | Dado rail | Coving to ceiling | Door to hall

## HALL

Double glazed door to rear | Radiator | Loft access | Coving to ceiling | Dado rail

## LOUNGE

**15' 5" x 10' 9" (4.70m x 3.27m)**

Double glazed window | Wood burning stove set on a hearth | Coving to ceiling | Radiator

## KITCHEN

**9' 6" x 8' 10" (2.89m x 2.69m)**

Double glazed window | Fitted wall and base units | Gas hob | Extractor hood | Electric oven | Space for dishwasher | Cupboard housing central heating boiler | Tiled floor | Downlights | Radiator

## SHOWER ROOM

Walk-in shower with glass screen and mains shower | Pedestal wash hand basin | Close coupled W.C. | Extractor fan | Chrome ladder heated towel rail | Tiled walls and floor

## BEDROOM ONE

**8' 4" plus door recess x 12' 6" (2.54m plus door recess x 3.81m)**

Double glazed window | Radiator | Coving to ceiling

**BEDROOM TWO**

8' 10" x 6' 8" (2.69m x 2.03m)

Double glazed window | Coving to ceiling | Radiator



**GARAGE**

16' 3" x 8' 10" (4.95m x 2.69m)

Electric roller garage door | Light | Power | Plumbing for automatic washing machine

**EXTERNAL**

Landscaped front garden | Drive leading to garage | Ramp access to front door | Rear paved courtyard garden with stone wall boundary

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

Mobile Signal / Coverage Blackspot: No

Parking: Garage and driveway



**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.

**RESTRICTIONS AND RIGHTS**

Conservation Area: Yes

**RISKS**

Flooding in last 5 years: No

Risk of Flooding: Zone 3

Any flood defences at the property: Yes, boards for garage and front door



**ACCESSIBILITY**

This property has ramp access to front door

**TENURE**

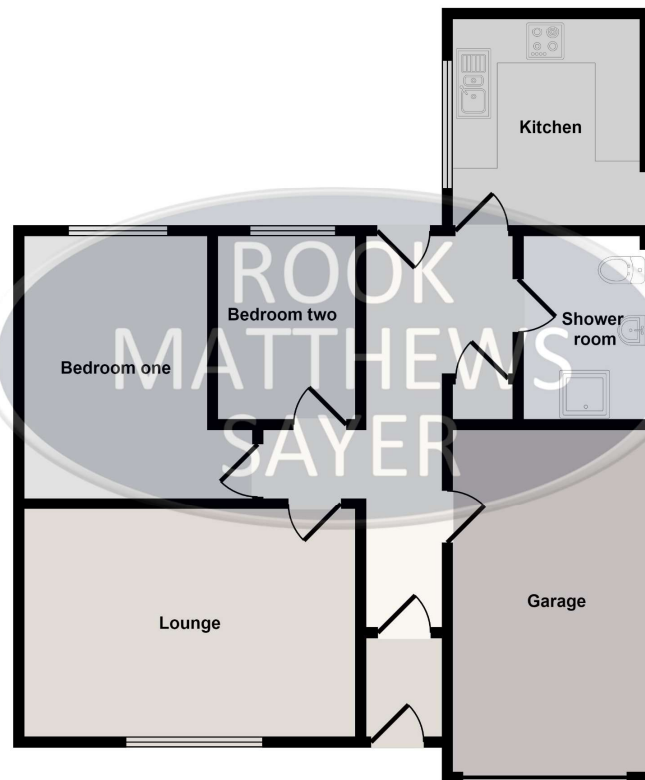
Freehold. It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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

AL008704/DM/RJ/02.04.2024/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floorplan

### The Maltings, Rothbury

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.

Version 1

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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.

16 Branches across the North-East

