



Hillside West

Rothbury

- Freehold land and property
- Land approx. 9.16 Acres
- Three bedroom bungalow
- Garage and parking
- Three reception rooms
- No chain

Guide Price: **£675,000**



Antons Letch and land Hillside West, Rothbury, Morpeth Northumberland NE65 7YN

With incredible uninterrupted views over stunning open countryside and the Simonside Hills in the distance, 'Antons Letch' and accompanying land is a superb opportunity for a buyer to purchase a detached property in Rothbury with a separate 9.14 acre plot of grassland.

LOCATION

As the capital of Coquetdale, Rothbury is at the heart of Northumberland's countryside. This traditional market town is a peaceful and picturesque haven with a bustling high street that includes independent butchers, cafes, bakers, pubs, tea rooms, and shops selling Northumbrian crafts from local artists. The Northumbrian Primary Care Practice provides GP and family health services to patients in Rothbury and surrounding areas. There are many walking and cycling routes around the town, with the river Coquet meandering through the centre. Hillside West is to the west of the centre of Rothbury, accessed from the end of the High Street on Gravelly Bank off the B6341.

ADJACENT LAND

Land to the South of the bungalow is included in the sale. This is on a separate title deed but both the land and property are available to buy together. The land is approximately 9.16 acres (3.71 hectares) and considered Grade 4 grassland with a water supply, suitable for agricultural, equine, and amenity purchasers alike.

THE PROPERTY

Antons Letch occupies a generous south facing plot with private mature gardens and is situated in an enviable position on Hillside West. The breathtaking backdrop can be enjoyed from the reception rooms and main bedrooms that overlook the rear garden, and French doors from the lounge and dining room lead out to a sun terrace that takes full advantage of the amazing scenery whilst offering a peaceful outdoor space to relax and unwind.

The main entrance offers a light and spacious welcome to the home and provides instant views through the dining room to the picturesque landscape beyond. The bedrooms and most of the living space lead off the hall, with the exception of a large utility room off the dining kitchen, and a music room adjacent to the lounge. All rooms are well-proportioned and in addition to the main bathroom there is a guest cloaks/W.C.

HALL

Glazed entrance door | Radiators | Coving to ceiling

LOUNGE 17' 10" x 17' 7" (5.43m x 5.36m)

French doors and windows to rear | Stone fireplace incorporating a gas fire | Radiators | Coving to ceiling | Wall lights

DINING ROOM 13' 10" x 12' 0" (4.21m x 3.65m)

French doors to rear | Radiators | Coving to ceiling | Internal window to hall

MUSIC ROOM 16' 4" x 11' 7" (4.97m x 3.53m)

Dual aspect with double glazed windows to rear and side | Exposed stone chimney breast | Radiators | Coving to ceiling

DINING KITCHEN 14' 4" x 11' 10" (4.37m x 3.60m)

Double glazed window | Radiator | Spotlights | Fitted units incorporating; stainless steel sink, space for electric cooker, extractor hood

UTILITY 11' 10" x 7' 0" (3.60m x 2.13m)

External entrance door to front | Double glazed window | Extractor fan | Wall units and sink unit with worksurfaces incorporating; space for tumble dryer, space for washing machine, space for fridge freezer, space for dishwasher.



SHOWER ROOM

Double glazed window to front | Radiator | Extractor fan | Close-coupled W.C. | Pedestal wash-hand basin | Bidet | Walk-in shower

BEDROOM ONE 14' 2" x 13' 11" (4.31m x 4.24m)

Dual aspect with double glazed windows to rear and side | Radiator

BEDROOM TWO 13' 10" x 13' 10" (4.21m x 4.21m)

Double glazed window to rear | Radiator

BEDROOM THREE 11' 9" x 9' 11" (3.58m x 3.02m)

Dual aspect room with double glazed windows to front and side | Radiator

W.C./CLOAKS

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

BOILER ROOM

Central heating boiler | Shelves

GARAGE 16' 1" x 11' 9"max, 9'11" min (4.90m x 3.58m max, 3.02 min)

Up and over door | Light and power points

EXTERNALLY

The front garden is lawned with mature shrubs and planting | Driveway leading to the single garage | The rear garden has a raised patio with open countryside views | Lawned garden | Mature trees, shrubs and planting

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Septic tank in garden
Heating: Oil central heating
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: 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.

ACCESSIBILITY

This property has a walk-in shower in the bathroom

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

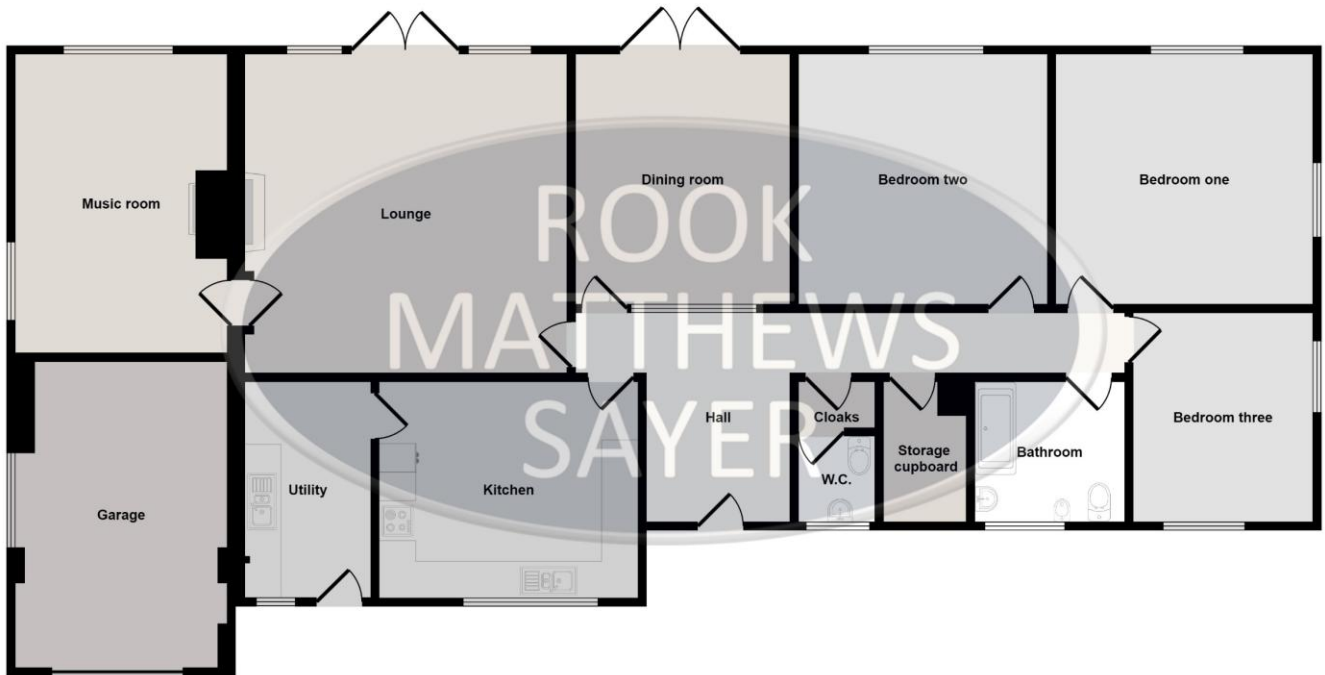
COUNCIL TAX BAND F

EPC RATING D

AL009022/DM/28.02.2025/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		





Floorplan

ANTONS LETCH

VERSION 1

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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