



Harefields | Rothbury | NE65 7YN

**£525,000**

A high-quality four-bedroom detached home set in an elevated position in Rothbury, enjoying panoramic views of the Simonside Hills. Built in 2013, it offers spacious, versatile accommodation over three floors, including a bright open-plan kitchen and living area with bi-fold doors to a sun terrace, plus a separate living room with multi-fuel stove, dining room, and home office space. Upstairs features four well-sized bedrooms and three modern bathrooms, including an ensuite, Jack 'n' Jill bathroom, and a shower room. With underfloor heating, energy-efficient ventilation, beautifully landscaped gardens with decking, garage and parking, this is a stylish and well-appointed home ideal for modern family living.

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 x 4  x 3  x 3

## DETACHED HOUSE

**ELEVATED POSITION WITH BREATHTAKING PANORAMIC VIEWS**

**ENERGY EFFICIENT FEATURES**

**SPACIOUS FOUR BEDROOM LAYOUT OVER THREE FLOORS**

## EXCEPTIONAL OPEN PLAN LIVING SPACE

**STYLISH PRINCIPAL SUITE WITH DRESSING AREA & EN-SUITE**

**GARAGE, GARDENS AND SUN TERRACE**

**GENEROUS LIVING ROOM WITH MULTI-FUEL STOVE**

For any more information regarding the property please contact us today

Harefields, Hillside West, Rothbury, NE65 7YN

Occupying an enviable elevated position on Hillside West in the sought-after village of Rothbury, this exceptional four-bedroom detached residence enjoys far-reaching, panoramic views across the stunning Simonside Hills.

Completed in 2013 and finished to an impressive standard throughout, the property offers spacious and versatile accommodation arranged over three thoughtfully designed floors, perfectly suited to modern family living.

The ground floor is warmed by under-floor heating, and boasts a superb open-plan kitchen, dining and seating area, forming the heart of the home. This light-filled space is ideal for both everyday living and entertaining, with bi-fold doors opening seamlessly onto a generous sun terrace and a private side decking area, creating an effortless connection between indoor and outdoor living. A spacious living room enjoys a sunny front aspect and features a multi-fuel stove as a central focal point. The delightful space is open to a home office area, dining room, and back around to the kitchen. A convenient utility and ground floor W.C. and the added comfort of underfloor heating complete this level.

To the upper floors, the property continues to impress with four well-proportioned bedrooms and three high-quality bathroom facilities. The principal bedroom benefits from a stylish ensuite shower room and walk-in wardrobe, while the second bedroom enjoys access to a recently re-fitted contemporary 'Jack 'n' Jill' bathroom. The third and fourth bedrooms are served by a further shower room on the second floor, providing flexibility for family and guests alike.

A 'Systemair' ventilation and heat recovery filter system ensures both air quality and energy efficiency.

Externally, the landscaped rear garden has been beautifully terraced to maximise both usability and the stunning outlook, offering a tranquil setting to relax and unwind. A large, private and sheltered decking area to the side is a superb space for outside entertaining and relaxing.

Combining a prime position, generous living space and premium fixtures and fittings throughout, this outstanding home presents a rare opportunity to acquire a truly impressive property in one of Northumberland's most desirable locations.



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**LIVING ROOM (Front) 13' 7" x 24' 10" (4.14m x 7.56m)**

UPVC double-glazed window | Tiled floor | Ceiling downlights | Multi-fuel stove with slate hearth | Open to; study area, dining room and dining kitchen

**DINING ROOM (Rear) 14' 6" x 7' 1" (4.42m x 2.16m)**

UPVC double-glazed windows | Tiled floor | Wall light | Open to home office area, living room, and dining kitchen

**DINING KITCHEN****(Dual Aspect Front & Side) 16' 11" x 11' 10" (5.15m x 3.60m)**

Fitted with a comprehensive range of units incorporating; granite work surfaces, 1.5 undercounter stainless steel sink, pan drawers, integrated induction hob with extractor hood, integrated dishwasher, integrated electric oven, microwave combi oven, space for freestanding American fridge freezer (included with the sale)

Double glazed Velux window | UPVC double-glazed windows with a dual aspect offering distant views of Simonside Hills and views onto a large decking and patio terrace | Tiled floor | Ceiling downlights

**SEATING AREA OFF KITCHEN 10' 1" x 6' 9" (3.07m x 2.06m)**

Double raised bi-fold doors leading to sun terrace | Tiled floor | Open to kitchen

**UTILITY 5' 6" x 6' 0" (1.68m x 1.83m)**

Fitted wall units and sink unit with workbench incorporating a single stainless steel sink and space for washing machine and tumble dryer | Wall mounted baxi gas boiler | Tiled floor | Double-glazed composite external door to rear garden | Door to kitchen and door to W.C.

**W.C.**

Close-coupled W.C. | Cabinet with integrated wash hand-basin | Part-tiled wall | Tiled floor | Ceiling downlight | Door to utility

**FIRST FLOOR LANDING**

Bamboo wood floor | Electric radiator | UPVC double-glazed window with views over countryside and Simonside Hills | Doors to; two bedrooms, a Jack 'n' Jill bathroom, and a storeroom

**BEDROOM TWO****(Front) (First Floor) 9' 10" x 15' 2" (2.99m x 4.62m)**

UPVC double-glazed window with amazing views over Simonside Hills and countryside | Bamboo wood flooring | Sliding door double wardrobe | Ceiling downlights | Electric radiator | Door to Jack 'n' Jill bathroom

**BATHROOM (Rear) 9' 10" x 9' 5" (2.99m x 2.87m)**

Impressive contemporary bathroom suite fitted with; walk-in shower with tiled walls and a mains rainfall had shower, as well as a glass shower screen and separate hand-held shower attachment | Double end bath with separate hand-held shower attachment | Cabinet with integrated wash hand-basin | W.C. with concealed cistern | Part-tiled walls | Illuminated mirror | Electric chrome ladder style radiator | Ceiling downlights | Tiled floor | UPVC double-glazed window

**BEDROOM ONE (Front) 13' 8" x 16' 2" (4.16m x 4.92m)**

Impressive views of Simonside Hills | Bamboo wood floor | Electric radiator | Ceiling downlights | UPVC double-glazed window

**EN-SUITE SHOWER ROOM 8' 1" x 8' 3" (2.46m x 2.51m)**

Walk in tiled shower incorporating a rainfall head shower with separate hand detachment and a glass screen | Fitted cabinets with integrated wash hand-basin and tiled splashback | W.C. with concealed cistern | Illuminated mirror | Bamboo wood flooring | Ceiling downlights | UPVC double-glazed window | Open to dressing room

**DRESSING ROOM 5' 1" x 8' 4" (1.55m x 2.54m)****STOREROOM 7' 5" x 6' 0" (2.26m x 1.83m)**

Shelved storeroom | 'Systemair' heating system | Bamboo wood flooring

**SECOND FLOOR LANDING**

Bamboo wood flooring | Ceiling downlights | Shelved linen cupboard | Doors to; bedrooms and shower room

**BEDROOM THREE****(Second Floor with Dual Aspect) 13' 8" x 21' 10" measured to max floor length (4.16m x 6.65m measured to max floor length) (Attic style room with restricted head height)**

Bamboo wood flooring | Two built-in wardrobes with hanging rail and shelf | UPVC double-glazed dormer to the window to front with stunning countryside views looking over the side hills | Double glazed Velux window to rear overlooking rear garden | Electric radiator | Ceiling downlights

**BEDROOM FOUR****(Second Floor with Dual Aspect) 13' 6" measured into recess, 9' 9" min x 21' 9" (4.11m measured into recess, 2.97m min x 6.62m)**

Bamboo wood floor | Ceiling downlights | Electric radiator | UPVC double-glazed dormer window with stunning countryside views looking over to the Simonside Hills | Double glazed Velux window overlooking rear garden

**SHOWER ROOM 6' 4" x 6' 10" (1.93m x 2.08m)**

Shower cubicle incorporating an electric shower and wet wall panels | Close-coupled W.C. | Pedestal wash hand-basin with splashback | Ladder style electric radiator | Tiled floor | UPVC double-glazed window | Ceiling downlights | Illuminated mirror

**EXTERNALLY**

Private terraced rear garden with a woodland aspect | Fenced boundaries | Variety of planted shrubs | Lawn, gravel, shingle and slate seating areas

**GARAGE 19' 1" x 10' 7" (5.81m x 3.22m)**

Detached garage with remote controlled electric roller door | Light and power | Overhead storage

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas, Electric & Under Floor Heating

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

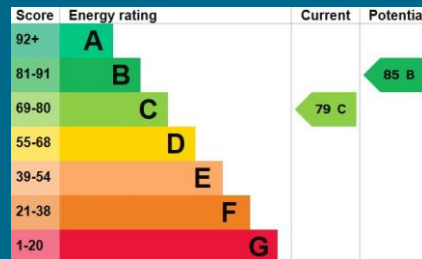
Parking: Driveway & Detached Garage within Plot

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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: C**

AL009539/DM/TB/24.04.26/V2

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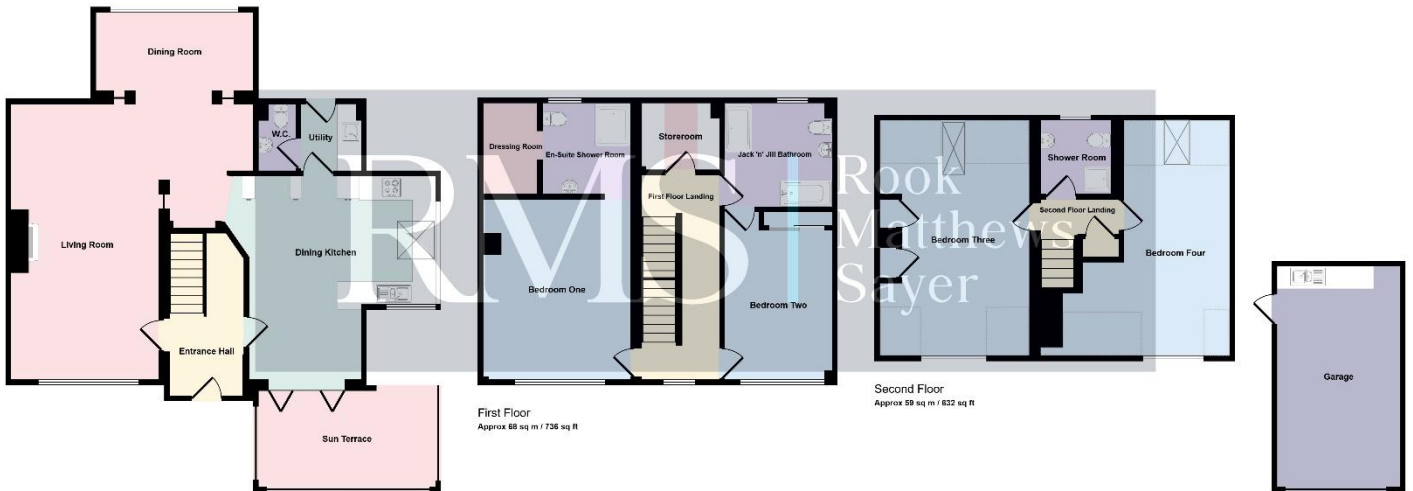
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Approx Gross Internal Area  
233 sq m / 2512 sq ft



Ground Floor  
Approx 87 sq m / 936 sq ft

First Floor  
Approx 88 sq m / 936 sq ft

Second Floor  
Approx 59 sq m / 632 sq ft

Garage  
Approx 19 sq m / 208 sq ft

□ Denotes head height below 1.5m

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 misstatement. None of them such as built-in furniture are representations only and may not look like the real items. Made with Trade Snappy 360.

AL009539 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.



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