

Whitton View | Rothbury | NE65 7QN

£310,000

A striking double-fronted detached home in the heart of Rothbury, offering four bedrooms, two reception rooms, a spacious dining kitchen, a second-floor master suite, and a first-floor bedroom with dressing room and ensuite—perfectly placed to enjoy this picturesque market town and its surrounding countryside.

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X 4 X 2 x 3

DETACHED - THREE STOREY

PICTURESQUE SETTING

OPEN PLAN KITCHEN / DINING

PRIVATE REAR GARDEN

SEPARATE RECEPTION ROOM

GARAGE & DRIVEWAY TO REAR

TOP FLOOR MASTER SUITE

OVERLOOKING GREEN SPACE

For any more information regarding the property please contact us today

Set within the heart of the picturesque market town of Rothbury, this substantial double-fronted detached home offers spacious and versatile accommodation arranged over three floors. Overlooking attractive green space to the front and enjoying a private rear garden, the property combines a peaceful setting with easy access to the town's charming high street, independent shops, and surrounding countryside, including nearby Cragside House and the scenic Simonside Hills.

The property is approached via steps to the main entrance, opening into a welcoming hallway with useful under-stairs storage. To the front, the living room features a bay window and a fireplace with a living flame gas fire, creating a warm and inviting reception space. A separate reception room, also with a bay window, provides an ideal area for home working.

To the rear, the home opens into a superb dining area with tiled flooring, vertical radiator, and French doors leading out to the garden, complete with plantation shutters. This space flows seamlessly into the well-appointed kitchen, fitted with a range of modern units and integrated appliances, making it ideal for both everyday living and entertaining. A separate utility room offers additional practicality, with access to the garden and a convenient ground floor W.C.

The first floor hosts three well-proportioned bedrooms and a family bathroom. Bedroom two benefits from an adjoining dressing room with fitted wardrobes and a stylish ensuite shower room. The remaining bedrooms enjoy pleasant aspects, with the front rooms taking in green views and distant glimpses towards the Simonside Hills.

Occupying the entire second floor, the impressive dual-aspect master suite provides a private retreat, complete with a dressing room and a spacious shower room, ideal for modern family living.

Externally, the property enjoys a private rear garden, perfect for relaxing or entertaining, while a single garage located in a nearby block is complemented by driveway parking.

This is a rare opportunity to acquire a generously sized family home in one of Northumberland's most desirable and characterful locations, offering space, flexibility, and a truly idyllic setting.

ACCOMMODATION

Hall
Double glazed entrance door, radiator, under stair cupboard, coving to ceiling, staircase to first floor.

Living room 10'5 x 17'1 measured into the bay window (3.18m x 5.21m)
UPVC double glazed bay window, fireplace featuring a living flame effect gas fire, radiator, coving to ceiling.

Second reception room/study 8'6 x 11'3 plus bay window (2.59m x 3.43m)
Double glazed bay window, radiator, coving to ceiling

Dining area 9'9 x 11'2 (2.97m x 3.40m)
Vertical radiator, tiled floor, UPVC double glazed windows and French doors leading to rear garden, bi-fold plantation shutters.

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Kitchen (rear) 11'9 x 12'1 (3.58m x 3.68m)
Fitted with a range of wall and base units incorporating; 1.5 stainless steel sink, integrated gas hob with double electric oven and extractor hood, integrated fridge freezer, integrated dishwasher, tiled splash back. UPVC double glazed window, ceiling downlights, open to dining area.

Utility 5' x 7'10 (1.52m x 2.39m)
Composite external door to rear garden, radiator, workbench with space underneath for washing machine and tumble dryer, tiled splash-back, cupboard housing central heating boiler, tiled floor, doors to; W.C. and kitchen.

WC
Close coupled WC, wash-handbasin with tiled splash back, tiled floor, radiator, extractor.

First floor landing
UPVC double glazed window to front, radiator, doors to; three bedrooms and a family bathroom.

Bedroom two (front) 10'8 x 11'8 (3.25m x3.56m)
UPVC double glazed window with plantation shutters, radiator, open to dressing room.

Dressing room 10'8 x 6'9 (3.25m x2.06m)
Three large fitted wardrobes with sliding doors, UPVC double glazed frosted window to side, radiator, door to ensuite.

En-suite 9'7 x 4'5 (2.92m x
Tiled double shower cubicle incorporating a mains shower and bi-fold glass screen, pedestal wash hand basin, close-coupled WC, part-tiled walls, chrome ladder style radiator, ceiling downlights, extractor, vinyl tiled floor, shaver point.

Bedroom three (front) 8'7 x 11'3 (2.62m x 3.43m)
UPVC double glazed window, radiator. Scenic view with surrounding greenery and open aspect – distant views across to the Simonside Hills.

Bedroom four (rear) 8'6 x 11'6 (2.59m x3.51m)
UPVC double glazed window, radiator

Second floor landing
Double glazed Velux window to rear, doors to master attic bedroom suite.

Master attic bedroom suite
Bedroom (dual aspect) 12'8 x 16'4 (3.86m x 4.98m)
UPVC double glaze dormer window to front, double glazed Velux windows to rear, radiator, loft access hatch.

Dressing room 8'6 x 7'9 (2.59m x 2.36m)
Ceiling downlights, radiator, door two shower room

Shower room 8'6 x 10' (2.59m x 3.05m)
Tiled double shower cubicle incorporating a mains shower and bi-fold glass shower screen, pedestal wash hand basin, close-coupled WC, radiator, part-tiled walls, ceiling downlights, extractor, cupboard housing hot water cylinder, UPVC double glazed frosted window to front

Externally
The front garden is laid to lawn and includes feature planting. It is enclosed with wrought-iron railings and gate access to a green space.
The fenced rear garden offers low maintenance space with artificial grass and decked seating areas.

Garage
The garage for this property is the centre garage within the block of three at the rear of the property and has a drive directly in-front.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mians
Heating: Mains Gas
Broadband: Yes
Mobile Signal Coverage Blackspot: No
Parking: Garage in Separate Block & Driveway Parking

AGENTS NOTE
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

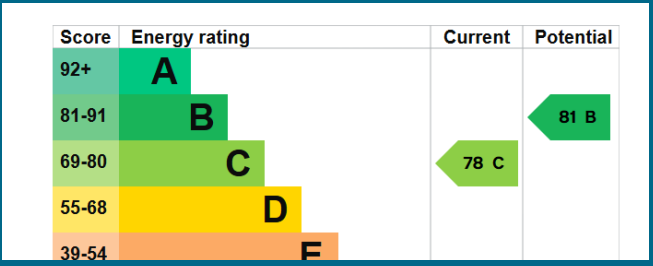
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

AL009572/DM/HH/05.05.2026/V.1/1062026 price amended/ Amended price 15.07.2026 HH TW/TW/16/10/2026 Amended price



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The Property Ombudsman

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