

BRUNTON

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ROTHBURY, MORPETH, NE65

£435,000

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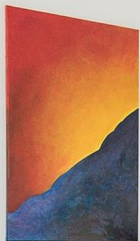
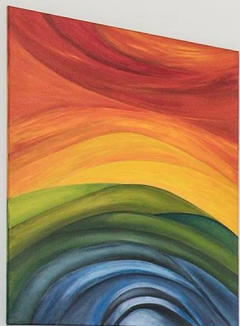
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Delightful four-bedroom detached bungalow, set within an exclusive cul-de-sac on the edge of Rothbury, offering spacious and well-balanced accommodation in a truly special setting.

The property offers versatile and well-balanced living space, comprising two reception rooms and a stylish shaker-style kitchen complete with a central island and integrated appliances. The layout is ideally suited to family living, with four bedrooms including a main bedroom with en-suite, alongside a modern family shower room. The home is further enhanced by its bright interiors and strong connection to the surrounding landscape, enjoying pleasant outlooks from both the front and rear. Set within a generous and private plot, the property benefits from mature gardens, ample parking and a double garage, while backing directly onto the grounds of Cragside, creating a truly unique and highly desirable setting.

Rothbury is a charming and well-regarded market town offering a range of local amenities including shops, cafés, pubs and a primary school. The area is surrounded by beautiful countryside and provides excellent access to Morpeth, Alnwick and the wider Northumberland region, making it ideal for those seeking a balance of rural living and convenience.

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The internal accommodation comprises: an entrance lobby leading into a central hallway, which provides access to all principal areas of the home. A modernised ground-floor WC is conveniently located near the entrance. To the front, there is a well-proportioned main reception room featuring a electric fire with decorative surround and double-glazed hardwood windows, allowing for excellent natural light. A second reception room is positioned to the side, currently utilised as a dining room, offering a flexible space suitable for a range of uses.

The kitchen has been thoughtfully updated and is fitted with a range of shaker-style wall and base units, complemented by work surfaces and a full suite of integrated appliances, including a fridge-freezer, oven, hob, extractor and dishwasher. A central island with a wooden worktop incorporates a breakfast bar, adding both functionality and a sociable element to the space. From here, there is access to a separate utility room with plumbing for appliances, which in turn leads into a generous double garage with an up-and-over door and additional loft storage. The property benefits from triple glazing throughout.

To the rear, an inner hallway leads to the bedroom accommodation, comprising two well-proportioned double bedrooms and two single bedrooms. The main bedroom benefits from fitted wardrobes and a modern en-suite featuring a bath, separate shower cubicle and tiled finishes. The family bathroom has also been recently updated and includes a walk-in accessible shower with mains-powered dual shower heads.

Externally, the property enjoys a generous plot, with driveway parking to the front for multiple vehicles. The gardens extend across a gently sloping site, offering a variety of mature planting, trees and shrubs. To the rear, the garden backs directly onto the grounds of Cragside, providing a high degree of privacy and a particularly attractive outlook.



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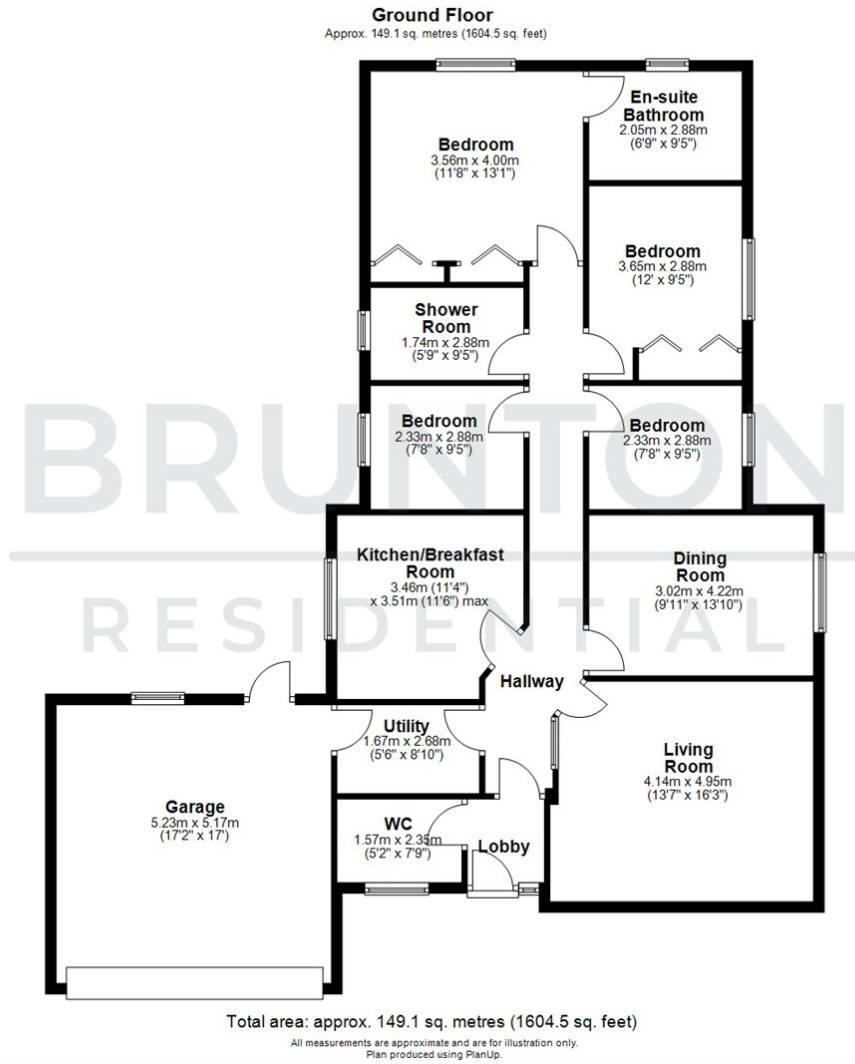
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 73	Potential: 84
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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