



Rothley Hall

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This five-bedroom property benefits from no onward chain, a double garage, access to a communal lounge/leisure area, tennis courts, beautiful views, and 43 acres of grounds. The front door opens to a hallway with storage, a ground-floor WC, a storage/cloaks cupboard, a generous dual-aspect lounge, and a modern kitchen. Stairs lead to the first-floor landing, which provides access to the communal lounge/leisure area, a bathroom, and the principal bedroom, which has an access door to bedroom two. Stairs continue to the second-floor landing, which features a door to a communal rooftop terrace, three bedrooms, and an additional bathroom. Externally, there is a mature garden, parking, a double garage with a workshop, and access to 43 acres of land, including tennis courts, a picturesque lake, woodland, and fields.

Asking Price £290,000

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Entrance Hall

A well-proportioned entrance hall with tiled flooring, a cloaks cupboard, a storage cupboard, and a double-glazed window and door to the front.

WC

Convenient downstairs WC with tiled flooring and a wash hand basin.



Living Room – 28'2" x 16'11" (8.59m x 5.16m)

This generously sized room features carpeted flooring, a log burner, three double-glazed windows to the front, and two to the side, providing excellent natural light.

Kitchen – 9' x 9'6" (2.74m x 2.90m)

A fitted kitchen with Amtico flooring, electric oven and hob, integrated microwave, sink, mirrored walls, extractor fan, and spotlights.

Landing

Carpeted landing with doors leading to the communal area and other rooms.



Bedroom One – 13'6" x 16'8" (4.11m x 5.08m)

A well-proportioned double bedroom featuring carpeted flooring three double-glazed windows to the front and side, with door to bedroom two.

Bedroom Two – 9'10" x 14'11" (3.00m x 4.55m)

This bedroom includes fitted wardrobes, carpeted flooring, and a double-glazed window to the front.

Family Bathroom (First Floor) – 12'2" x 5'12" x 6'5" x 5'9" (3.71m x 1.83m x 1.96m x 1.75m)

Featuring a corner bath with shower enclosure, tiled flooring and walls, plumbing for a washing machine, heated towel rail, and spotlights.



Second Floor Landing

Carpeted landing with access to the loft and a double-glazed door leading to the terrace.

Bathroom (Second Floor) – 12' x 6'1" (3.66m x 1.85m)

Includes a bath with shower over, WC, wash hand basin, tiled flooring and walls, heated towel rail, and spotlights.

Bedroom Three – 9'7" x 14'1" (2.92m x 4.29m)

A double bedroom with fitted wardrobes, carpeted flooring, and a double-glazed window to the front.

Bedroom Four – 8'11" max into recess x 16'7" max into recess (2.72m x 5.05m)

An irregularly shaped double bedroom featuring carpeted flooring and a double-glazed window to the front.

Bedroom Five – 7'5" plus recess x 14'9" (2.26m x 4.50m)

This bedroom offers carpeted flooring and double-glazed windows to the front and side.



Garden

A mature private garden with generous lawn, planted borders and sunny aspect.

Garage – 18'8" x 18' (5.69m x 5.49m)

A double garage with light, power, and an up-and-over door to the front. To the rear, a workshop/storage area measuring 7'7" x 18' (2.31m x 5.49m) features a window and a door to the garden.



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: SEPTIC TANK

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: YES (Indoor Coverage On Some Networks May Be Unavailable)

Parking: DOUBLE GARAGE

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.

AGENTS NOTE: RESTRICTIONS AND RIGHTS

Any restrictions and rights should be confirmed through your solicitor.

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: G

EPC RATING: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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