

## Hillside West Rothbury

- Detached bungalow
- Three bedrooms
- Three reception rooms

- Impressive countryside views
- Garage and parking
- No chain

Guide Price: **£425,000** 









# Antons Letch Hillside West, Rothbury, Morpeth Northumberland NE65 7YN

With incredible uninterrupted views over stunning open countryside and the Simonside Hills in the distance, 'Antons Letch' occupies a generous south facing plot with private mature gardens in an enviable position on Hillside West in Rothbury. This 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 approach to the bungalow is off Hillside West where 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.

This is a truly amazing position for a residence within Rothbury that makes the most of the idyllic rural surroundings and is a fantastic opportunity for a buyer.

#### 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.

#### 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

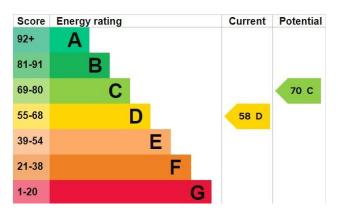
This property has a walk-in shower in the bathroom

#### 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

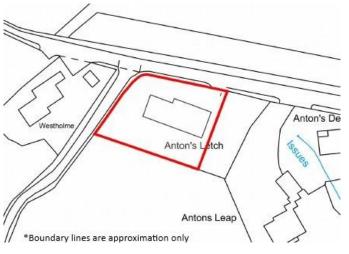
AL008758/DM/RJ/30.01.2025/V7



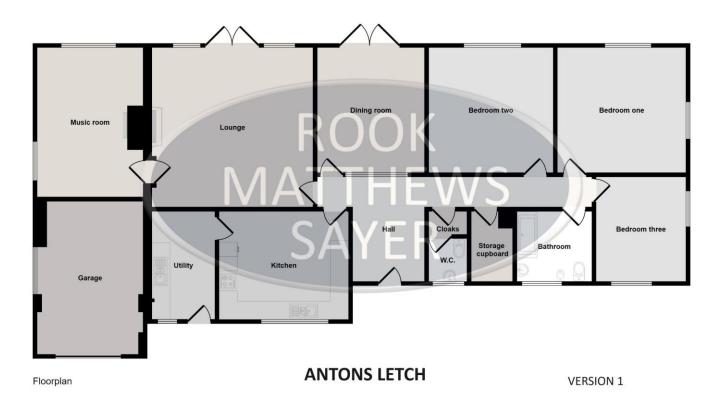












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Cons of flems such as bathroom suites are representations only and may not look like the real flems. Made with Made Snappy 360.

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.

16 Branches across the North-East

