



The Haven, Back Crofts, Rothbury, Northumberland

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The Haven Back Crofts, Rothbury, Morpeth NE65 7YA

Highly attractive double fronted Edwardian house with an impressive 12 bedrooms. All set in private grounds within a quiet village location.

Alnwick 11.6 miles, Morpeth 15.2 miles, Newcastle International Airport 31 miles, Edinburgh 98.2 miles.

Reception Hall | Dining room | Drawing room
Family room | Breakfasting kitchen | Utility
Cloaks/W/C | Study | Principal suite with
sitting room and en suite | 8 en suite bedrooms
3 Further bedrooms with shower room/WC
Gardens | Garage
EPC Rating E

The property

A superb opportunity to buy this detached Edwardian stone built property. It is currently run as a B&B but this could be restored to a large family home or used for multi generational living for modern families.

The accommodation is based over three floors. The ground floor flows beautifully off the central reception hall. The sitting room and dining room have large bay windows which flood the rooms with natural light. In addition, there is a family room and study on the ground floor. To the rear is a well equipped breakfasting kitchen with modern units and a contemporary central island. An eye level double oven a large space for an American style fridge freezer, a useful utility and W/C complete the ground floor. The first floor has an impressive principal suite with living room and en suite shower room, a further five double en suite bedrooms can also be found

on this floor. The second floor you will find three more double bedrooms with en suite, three further bedrooms and a family bathroom.

Outside

The Haven, being in an elevated position, enjoys spectacular views across the town of Rothbury and beyond and is situated at the end of a private lane. Stone steps lead you to the front of the house with an area to sit and enjoy the surrounding country views. While the garden to the rear is extensive and laid mainly to lawn and surrounded by mature trees.

Location

The Property is located in the picturesque town of Rothbury in the heart of Northumberland. The town is surrounded by the Simonside Hills with excellent opportunities for outdoor activities including rambling, hill walking, cycling, bird-watching and canoeing on the River Coquet.



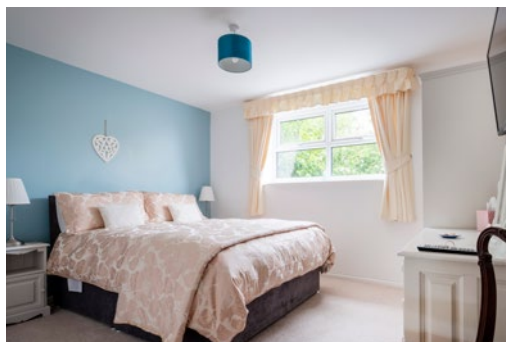
Location (continued)

Rothbury offers a range of amenities including retail outlets, cafes, restaurants, and public houses, along with tennis, football and golf clubs.

Schooling can be found at Rothbury First School and Dr Tomlinson's CofE Middle School, while secondary schooling is available at the outstanding King Edward VI Academy in Morpeth. There are excellent road links in the area, with the A697 and A1 within easy reach and rail services are available from both Acklington and Morpeth mainline stations with journey times of 17 minutes to Newcastle and just over 3 hrs to London Kings Cross.

Directions

From the A1 junction to the west of Morpeth, follow the road for just under a mile and take the exit onto the A697. Continue on the road for approximately 7.7 miles and take the left turn onto the B6344 sign-posted to Rothbury and stay on the road for approximately 7.3 miles. Take the left turn onto the B6341 and after approximately 0.3 miles turn right on to Providence Lane, at the end turn left and after 100 yards turn right and The Haven is at the end of the lane.



Floorplans
House internal area 4465.40 sq ft (414.9 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: Northumberland County

Council 0345 6006400

Services: Mains gas, electric, water and mains drainage

Council Tax: B

Tenure: Freehold

Guide Price: £900,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Morpeth

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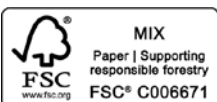
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