

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Whitton View, Rothbury NE65 7QN

Whitton View, Rothbury NE65 7QN

Asking Price
£325,000

We are delighted to welcome to the market this impressive four-bedroom stone end-terrace property is situated within Whitton View in the sought-after village of Rothbury. The elevated position also provides stunning views over the Simonside Hills, Craggside and the Coquet Valley. The location combines the tranquillity of the Northumberland countryside with convenient access to the town centre, which is within easy walking distance and offers a range of shops, cafés, pubs, and essential amenities. While Alnwick and Morpeth are both within easy reach for wider connections.

Upon entering the property, you are welcomed into a spacious hallway with stairs leading to both the lower ground and first floor. The hallway provides access to the main living room, W.C. and where seamless flooring continues throughout the ground and lower ground levels. The living room which spans the width of the property features a feature fireplace and double windows, including a bay window that enjoys views over the front garden and valley. There is ample room to accommodate a variety of furnishings.

The lower ground floor comprises a stylish open-plan kitchen and dining area, a WC, large under stair storage and access to the front garden. The kitchen and dining space is enhanced by a contemporary fireplace and views across the garden. Installed in 2024, the kitchen is fitted with attractive wall and base units, integrated appliances, and offers access to a separate utility room.

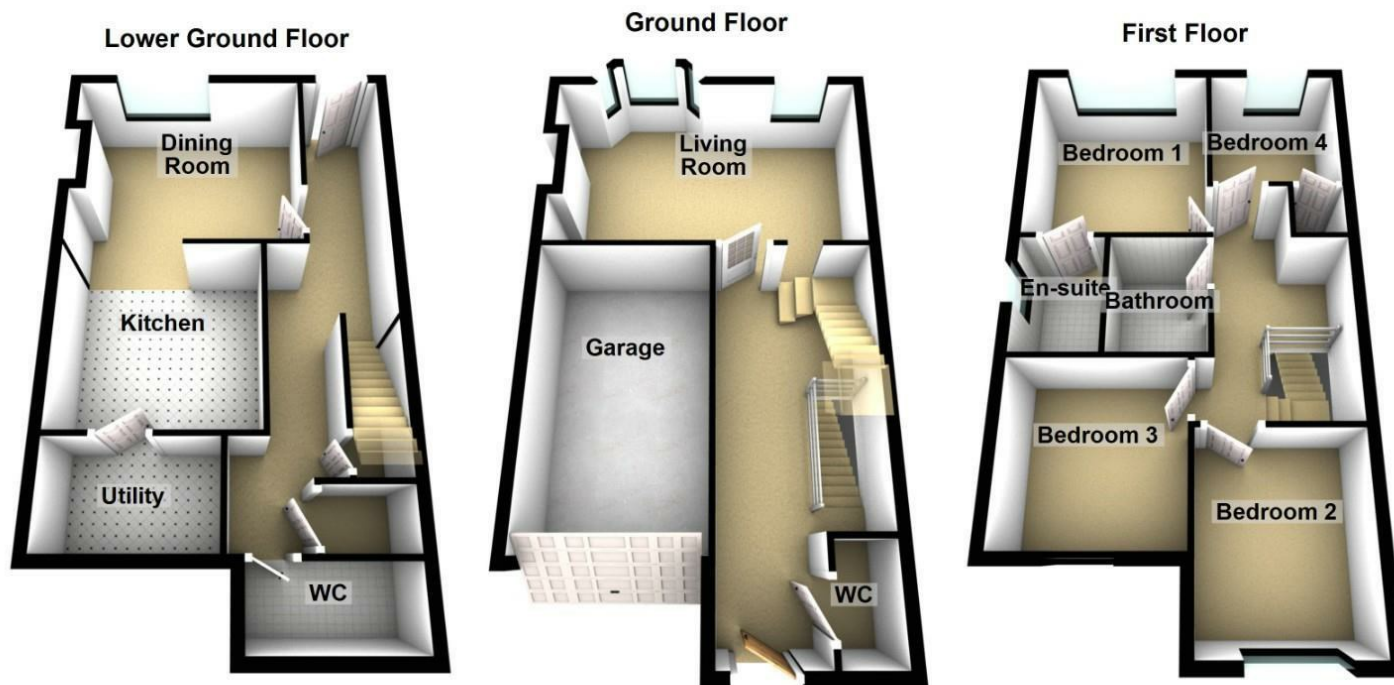
The first floor hosts three double and one single bedrooms, all offering space for additional furnishings. The principal bedroom benefits from its own en-suite facilities. The family bathroom is fitted with a bath and overhead shower, hand basin, and WC.

Externally, the property boasts an elevated, landscaped front garden with stunning views over the Simonside Hills and Coquet Valley. To the rear of the property is off-street parking via a driveway and a garage.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 152.2 sq. metres (1638.2 sq. feet)

Measurements:

Living Room
10'10" x 17'11"

Dining Room
10'11" x 13'2"

Kitchen
10'4" x 10'10"

Utility
5'5" x 8'9"

Bedroom One
11'1" x 10'2"

Bedroom Two
10'0" x 8'4"

Bedroom Three
9'4" x 9'3"

Bedroom Four
7'9" x 7'4"

Bathroom
6'8" x 5'3"

En Suite
4'7" x 6'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		





More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News