

ORCHARD MEWS HIGH STREET ROTHBURY NE65 7TL



- Two Bedroom Cottage
- Adjoining Property Also Available
- Shared Courtyard
- Tenure: Freehold
- Council Tax Band: A

- Currently Tenanted
- Village Centre Location
- EPC: C
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

Price £120,000

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Stable Cottage is a self contained two bedroom property which is currently tenanted and provides an excellent opportunity for rental income, multi generational living, or guest accommodation. The accommodation comprises a lounge with open plan kitchen and dining area, together with a ground floor bedroom and a cloakroom/WC with plumbing for a washing machine, which also offers potential to be converted into a wet room if desired. To the first floor there is a further double bedroom with en-suite bathroom.

Externally, the property benefits from an attractive enclosed courtyard, providing an outdoor seating area ideal for relaxing or entertaining.

The property is conveniently located within easy reach of the excellent amenities available in Rothbury, including a variety of independent shops, cafés, restaurants, public houses, and everyday services. The village also offers a first school, doctor's surgery, and leisure facilities. Rothbury sits on the edge of the stunning Northumberland National Park, making it particularly appealing for those who enjoy walking, cycling, and outdoor pursuits.

The nearby historic estate of Cragside, a National Trust property renowned for its gardens, woodland walks, and Victorian engineering heritage, is also within easy reach. Larger towns such as Alnwick and Morpeth provide a wider range of shopping, schooling, and transport links, while the Northumberland coastline is within comfortable driving distance.

ENTRANCE

Entrance door leading to lobby area with a cloaks/wc that has plumbing for a washing machine.

OPEN PLAN LOUNGE & KITCHEN

20'11" x 15'5" (6.4m x 4.7m)

Maximum measurements that include the kitchen and area downstairs.

An open plan living area with double glazed windows and a radiator.



ADDITIONAL IMAGE



KITCHEN AREA

Fitted with wall and base units with roll top work surfaces, a sink drainer unit and mixer tap, cooker point and space for an under bench fridge.



GROUND FLOOR BEDROOM

11'1" x 7'10" (3.4m x 2.4m)

Double glazed window and a radiator.

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BEDROOM

11'1" x 10'9" (3.4m x 3.3m)

Double glazed windows, radiator and storage to eaves.



ENSUITE BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath with shower head attachment. Sky light and radiator.



EXTERNALLY

The property has shared use with the Coach House of the enclosed courtyard.



ADDITIONAL IMAGE



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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - Restriction requiring written consent of LV Equity Release Limited dated 29 May 2015: No sale or transfer of the registered property can be registered unless the written consent of the current holder of the 29 May 2015 charge (LV Equity Release Limited) is given. Plain English: you cannot complete and register a sale or otherwise change the ownership until LV Equity Release Limited signs to say they allow it. - Restrictive covenant from Conveyance dated 15 September 1987: The purchaser(s) promised to use the property only as a single private dwellinghouse for occupation by one family. Plain English: you must use the house as one family home and cannot, for example, run it as separate flats or as multiple separate households. - Covenant in the Transfer to the current proprietor (dated 17 February 2000): the owner promised to comply with the covenants recorded in the Charges Register and to indemnify (compensate) against breaches. Plain English: the owner has agreed to keep to the promises in the earlier deeds (such as the single-family use) and to cover any loss if those promises are broken.

Title contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- Rights granted by the 9 April 1980 lease (99 years from 9 April 1980): - - A pedestrian right of way at all times from the gateway marked 'X' over the yard, steps and pathways coloured yellow on the plan to reach the leased premises, and beyond point 'Y' for the purpose of carrying out maintenance and repairs. Plain English: certain people have a permanent right to walk across specified paths and yards to reach and maintain the leased property. - - The right to have and keep a dustbin in the yard shown on the plan. Plain English: the lessee may place and keep a bin in the shared yard. - Rights granted by the 2 March 1983 lease (99 years from 2 March 1983): rights identical to the 1980 lease (same rights of way and bin) affecting adjoining premises. Plain English: another long lease nearby has the same access and bin rights over parts of the land. - Rights reserved by the Conveyance dated 15 September 1987 for the vendor's adjoining property (Garden House High Street Rothbury): - - A right (in common with others entitled) for free passage of water, soil and gas through drains, pipes, mains and conduits in, through or under the property. - - A right for the vendor to enter at reasonable times, with or without workmen, to inspect, repair, clean or renew those drains/pipes/mains/conduits, provided the vendor makes good any damage and restores the surface. Plain English: owners of the neighbouring property can use and maintain underground drains and must repair any damage caused when they work on them. - Right recorded by the Conveyance dated 22 May 1991 over the land coloured blue on the plan: a right (in common with the vendor and others) for free passage of water, soil and gas by drains/pipes/conduits and a right to enter at reasonable times to inspect, repair, clean or renew those drains, with obligation on the person exercising the right to make good any damage and restore the surface. Plain English: similar drainage and access rights exist in favour of adjoining landowners for the retained (blue) land.

Council Tax Band: A Source gov.uk Checked April 2026

MOBILE, DATA & BROADBAND

No information Available - Ofcom April 2026

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CONVEYANCING MADE SIMPLE

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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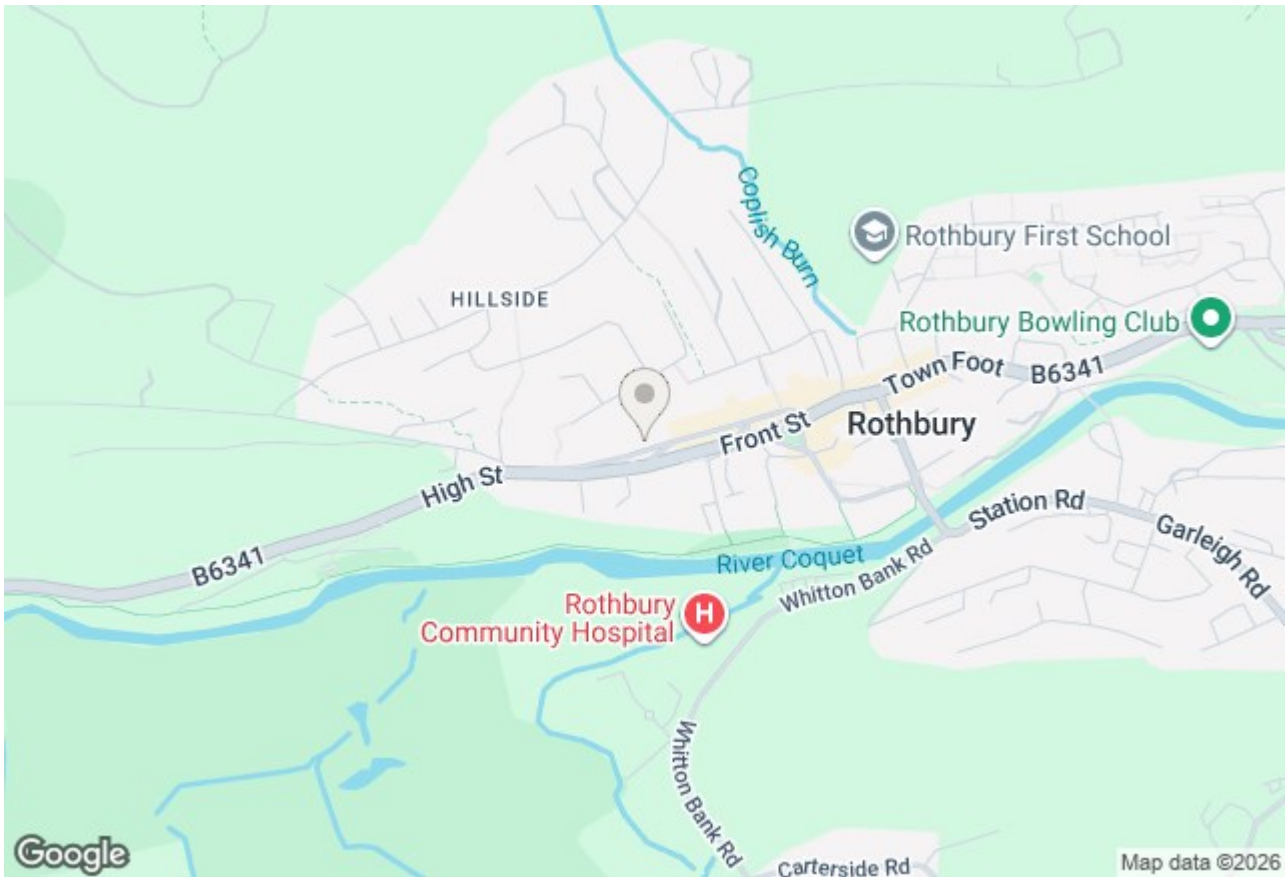
Energy Efficiency Rating

	Current	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		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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