



Northumberland
Properties

7 Rothley Hall, Rothley
£540,000





Rothley Hall

Rothley, Morpeth

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

Management Fees of £400 per month payable to Rothley Hall Management Company.

A single fee of £4800 to cover maintenance of the communal parts of the building and the communal

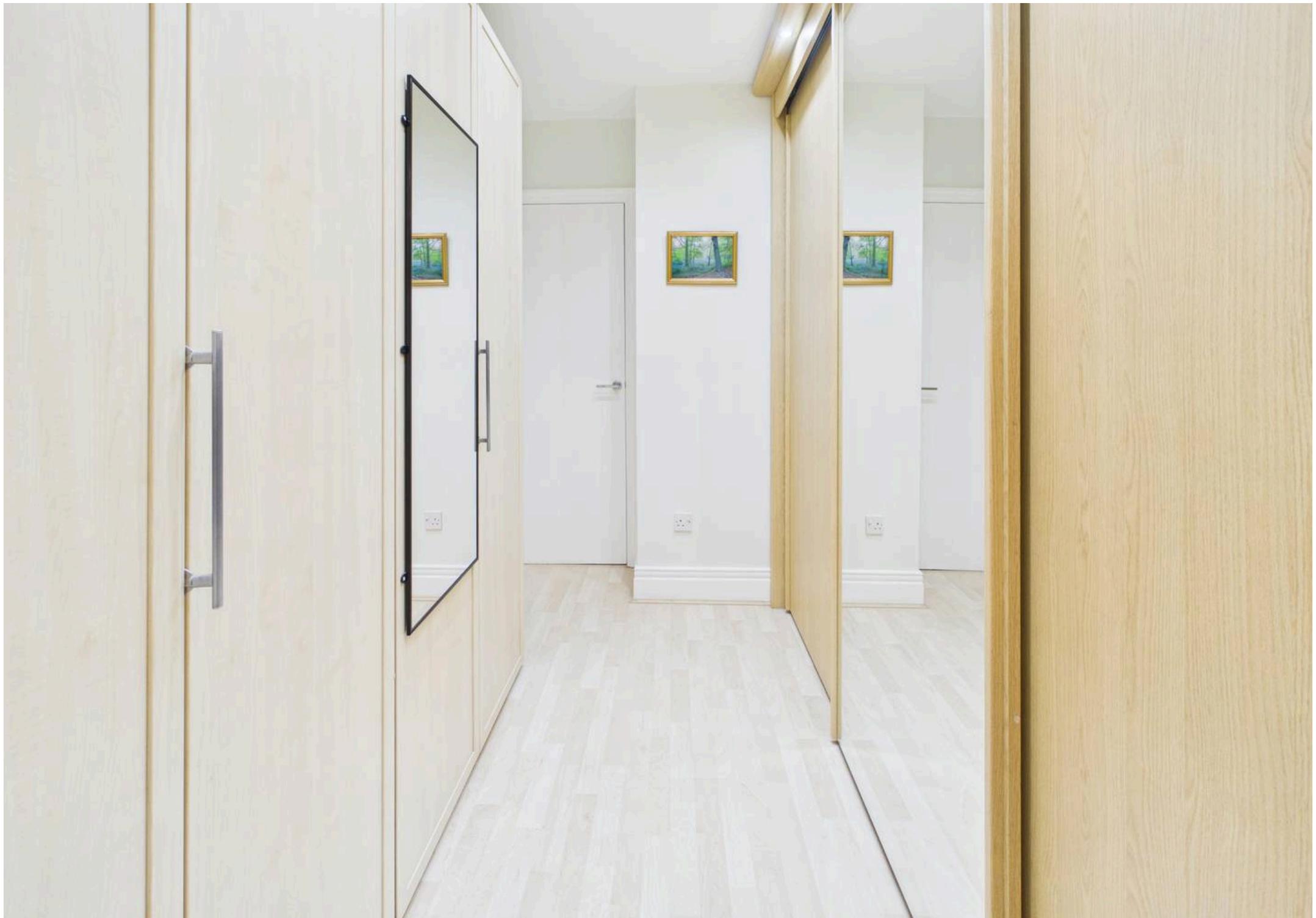
grounds, plus buildings insurance for property and the garage blocks.

- Prestigious Rothley Hall – surrounded by open countryside and landscaped communal grounds
- Five-bedroom, three-bathroom layout – offering well-balanced accommodation suited to both family living and flexible use
- Approx. 2,623 sq ft across three floors
- Generous living space with separate snug
- Principal bedroom with dressing area and en suite – creating a defined and comfortable private space within the home
- Top floor suite with roof terrace access
- Exclusive leisure and outdoor lifestyle
- Residents of Rothley Hall further benefit from a substantial private garage alongside allocated parking.

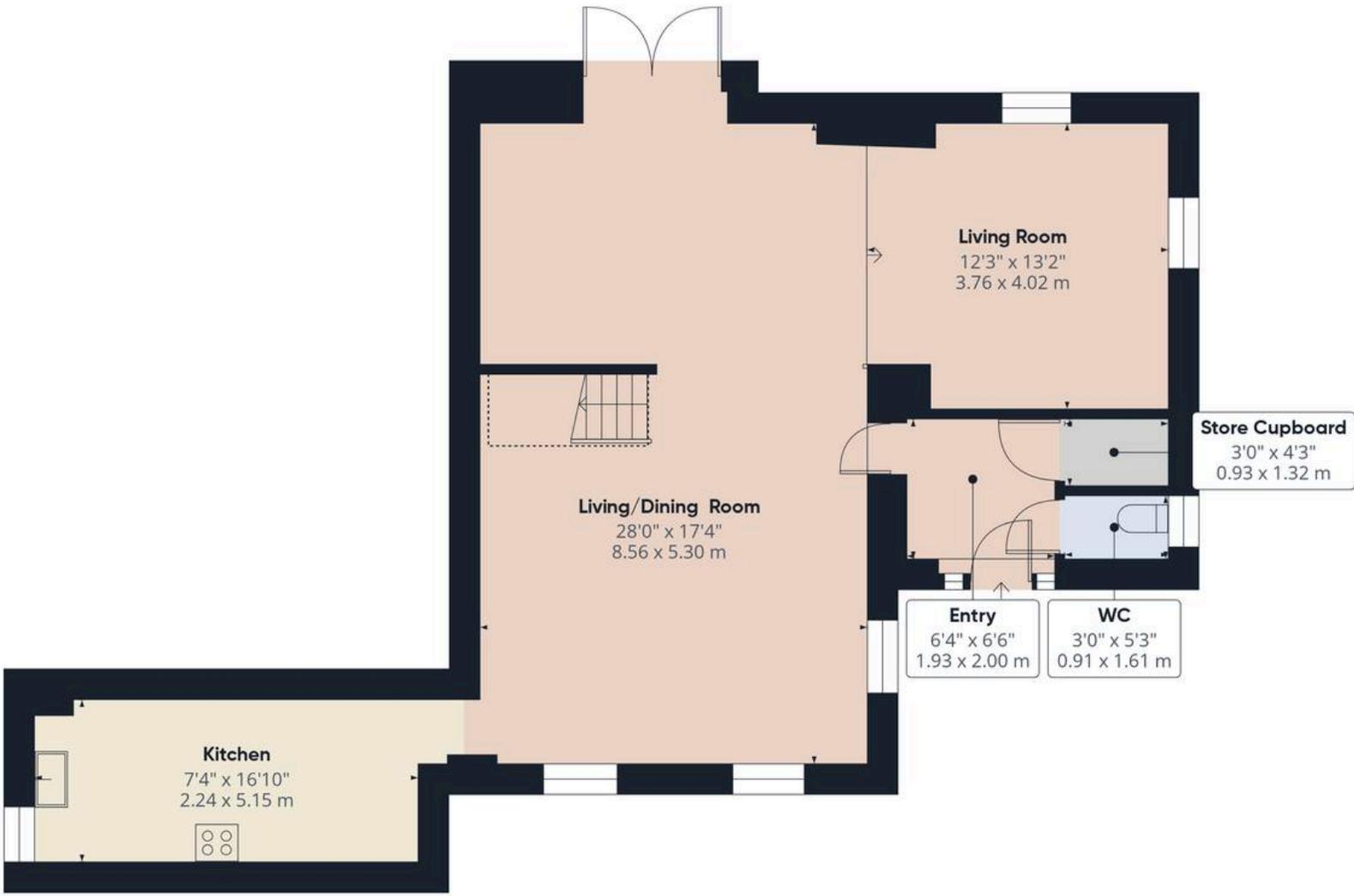












First Floor Building 1

Approximate total area⁽¹⁾
 864 ft²
 80.3 m²

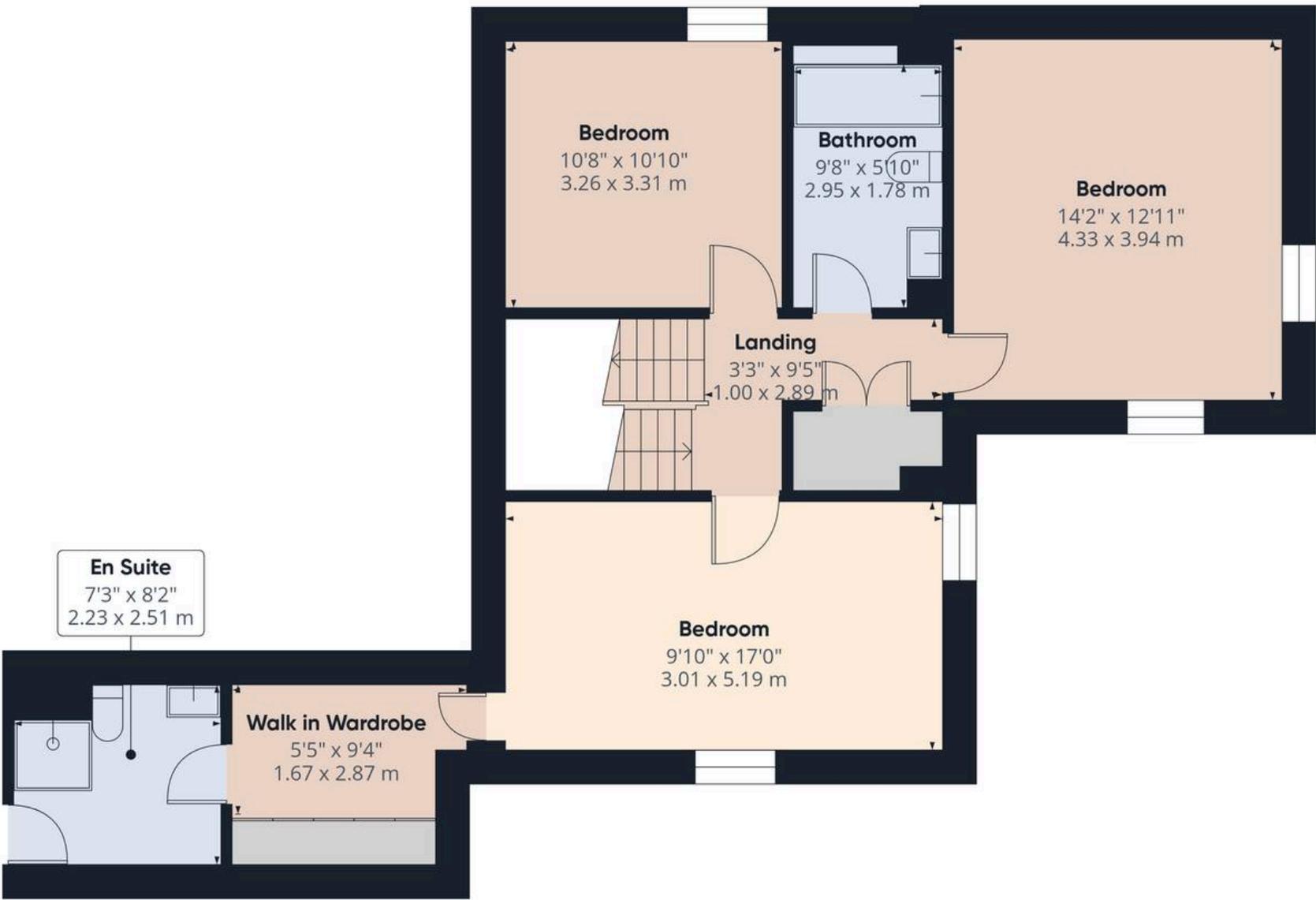
Reduced headroom
 21 ft²
 2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Approximate total area⁽¹⁾
724 ft²
67.3 m²

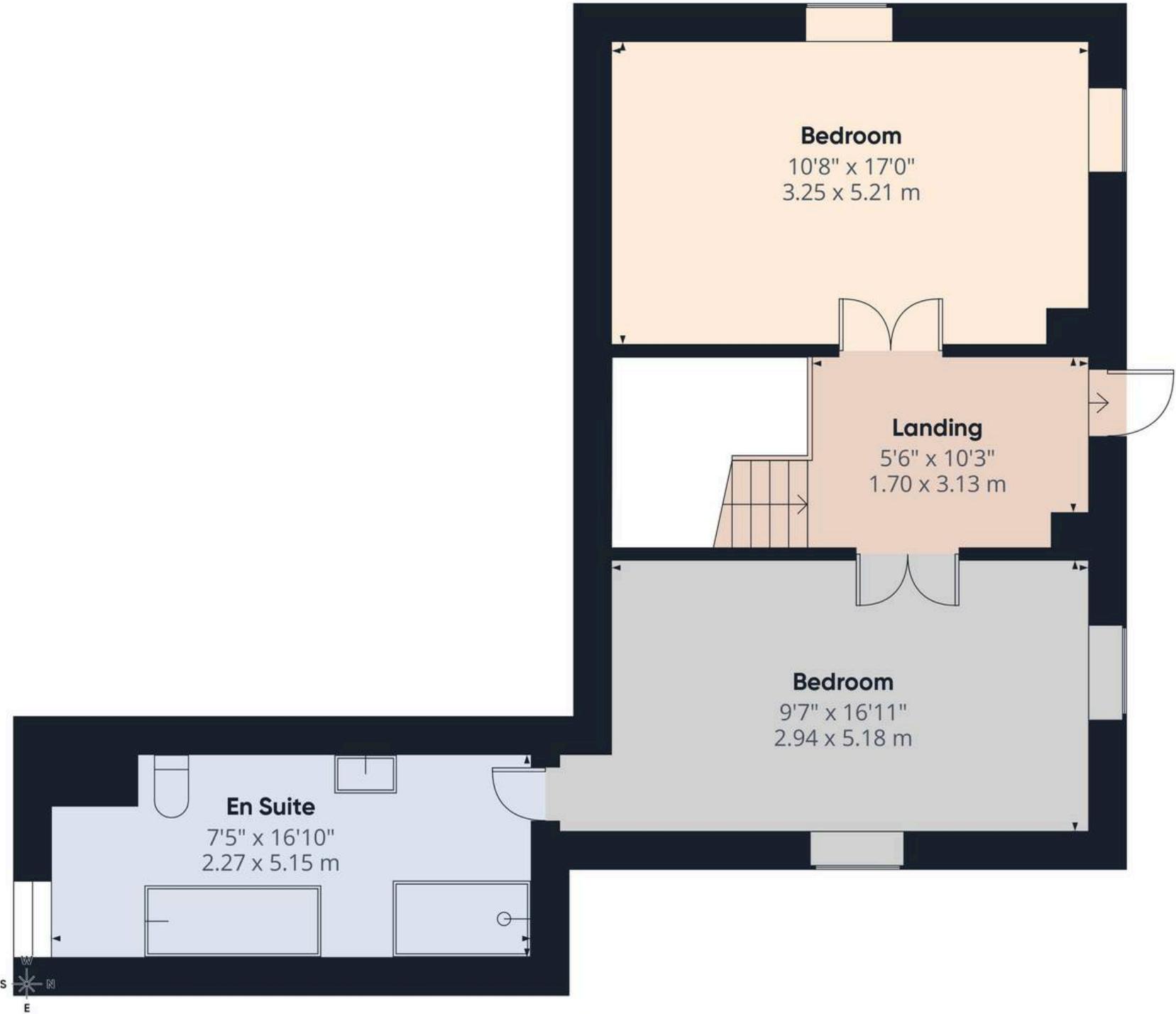
(1) Excluding balconies and terraces

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Floor 1 Building 1





Approximate total area⁽¹⁾

573 ft²

53.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Mornings begin with walks through open countryside, directly from your front door. Evenings bring a different pace, retreating to your balcony or roof terrace, the surrounding landscape unfolding before you as the sun sets across the Northumberland countryside. It is a setting that offers space to breathe, yet remains reassuringly connected.

Set within the grounds of this distinguished estate, this five-bedroom residence extends to approximately 2,623 sq ft and provides generous, adaptable accommodation across three floors.

Life at Rothley Hall extends beyond the property itself. Residents enjoy access to private woodland, a shared paddock, a full-size tennis court, and a dedicated leisure space with gym facilities, all set within beautifully maintained communal grounds.

This is a home that will resonate with those seeking a change of pace, often a move away from city or town living, without losing the convenience that those locations provide. Morpeth, Ponteland, and Rothbury are all within easy reach, offering a strong mix of independent shops, restaurants, schooling, and transport links, including access to the A1 and mainline rail connections.

- Air Source Heat Pump
- Domestic/small sewage treatment plants
- FFTP
- Mains Water and Electric



Northumberland Properties

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