



# Percy Cottage

## Church Street, Rothbury

### Guide Price £350,000

A double-fronted period property with obvious potential to extend into an attached 2-storey stone-built workshop to the rear. The property enjoys a peaceful location opposite the church but is within a stone's throw of the village centre. The house stands in gardens and grounds enclosed by stone walls and extending to approximately one-fifth of an acre. There are superb westerly views of the Simonside Hills and Coquet Valley. The house requires refurbishment and remodelling but retains period features including high ceilings, cornicing, picture rails, window shutters, an ornate balustrade and panelled internal doors. There is scope, subject to necessary consents, to create one of the finest properties in Rothbury.

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## Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, banks, golf club, professional and medical services and a full range of local shops.

## Services

Mains electricity, gas, water and drainage.  
Gas fired central heating.

## Postcode

NE65 7UP

## Local Authority

Northumberland County Council  
Tel: 01670 627 000

## Council Tax

Tax Band D (1,871.71 2018/19)

## Tenure

Freehold with vacant possession.

## Viewing

Strictly by appointment with the selling agents.

## Energy Performance Certificate

Current rating - D. Full report available upon request.

## Location

Please refer to the plan incorporated within these particulars, for detailed directions please contact the selling Agents.

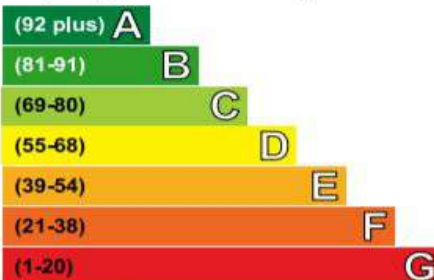
Property Reference 10535

Details Prepared September 2018



## Energy Efficiency Rating

Very energy efficient - lower running costs

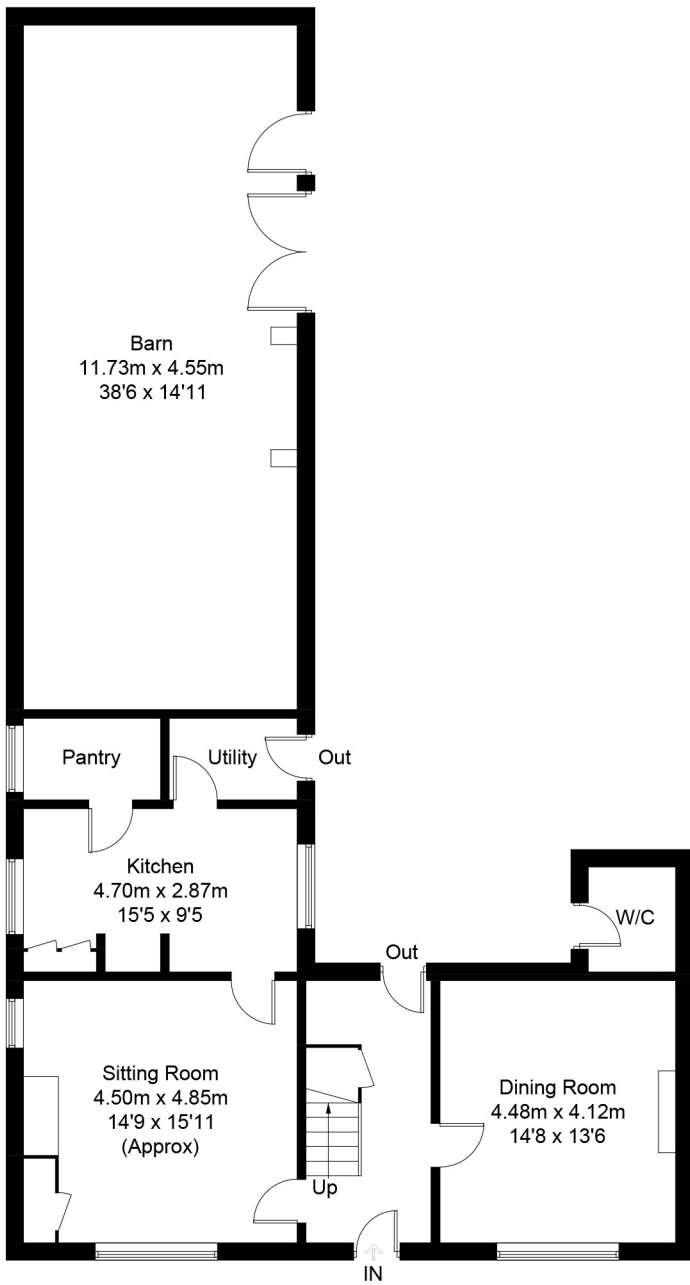


Not energy efficient - higher running costs

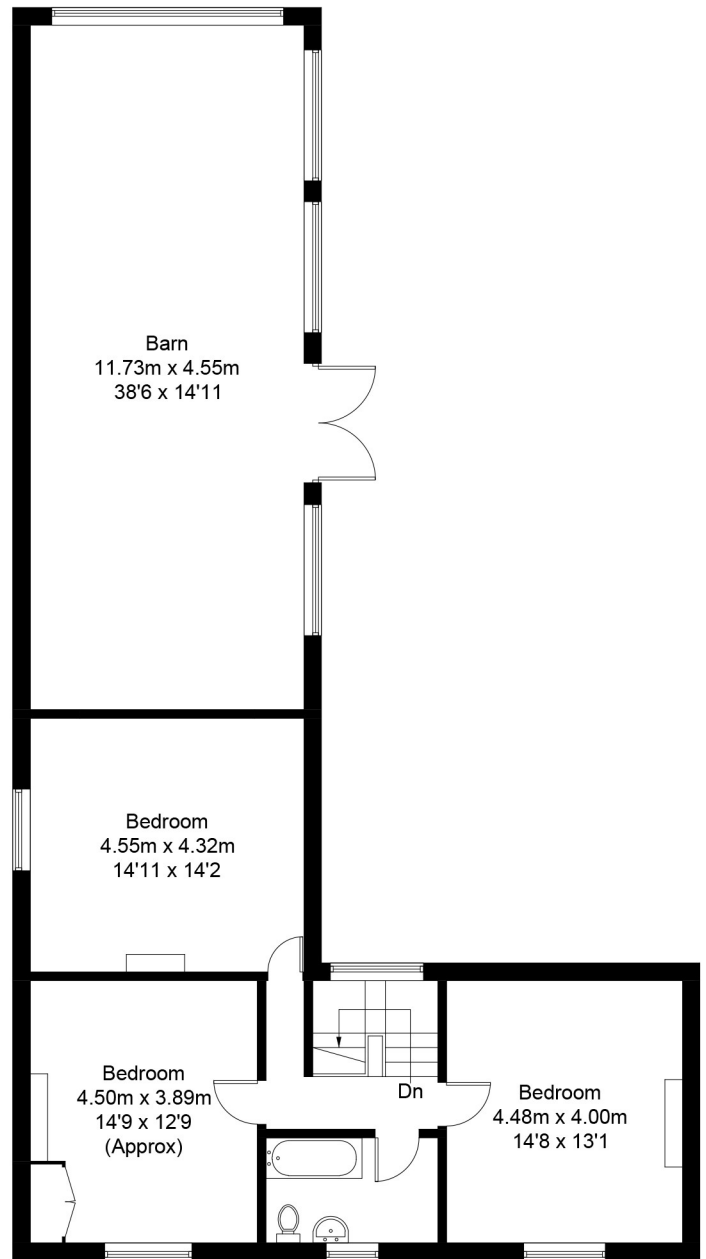
Current	Potential
55	80

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**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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