Rectory Garden House | Rothbury | Northumberland
Approaching our retirement we decided to return to the UK after working abroad for a number of years, we had set our hearts on a rural home somewhere in the north east and were drawn to the Tyne Valley and Northumberland. We were delighted to discover this unique plot enjoying a high degree of privacy and fell in love with the elevated position and amazing views. As soon as we set eyes on the setting, within the mature gardens of The Old Rectory, we could imagine ourselves spending time here. It was a joy to see the house materialise from plan to this outstanding home.

Although we are secluded and surrounded by mature trees, we have direct access to Rothbury High Street through electric gates which open to a narrow lane. Rothbury itself has much to offer including a range of shops and restaurants. There are fantastic walks on the door step, great for keeping active and exploring the local countryside. We regularly visit the quaint coastal village of Alnmouth, it’s around 20 minutes by car and a wonderful place for walks by the sea.

Our favourite place to gather with friends is the enormous kitchen, positioned to the rear of the house it has direct access to the decked terrace which is almost an extension of the room, well placed with outdoor dining and entertaining in mind. A magical atmosphere is created with tea lights producing the perfect ambience to take in the glorious sunsets, relaxing as the evening sun presents a magnificent tableau as the sun hits the hillside.

The views from every aspect are breathtaking, taking in the alpine backdrop, the Simonside Hills and Cragside Estate in the distance. The privacy and seclusion here is bliss, the gardens are around half an acre and surrounded by a five foot high dry stone wall, which along with the mature trees blends perfectly with the surroundings. The copse of trees at the bottom of the garden creates an enchanted forest for the local wildlife to explore, we are always thrilled to catch sight of the deer that wander by. The gardens are beautiful throughout the year, after the stark beauty of winter they burst into life at springtime, a carpet of snowdrops followed by bluebells is quite spectacular.

We will take away many special memories of the 9 years we have spent here, amidst the peace, tranquility and seclusion of Rectory Garden House. Living here has been inspirational and we have enjoyed a very special and unique quality of life.

Agents description

Rectory Garden House should be regarded as a true ‘hidden gem’, designed and built 9 years ago on a secluded plot to the rear of Rothbury Rectory, the home remains framed by bold mature trees whilst taking in remarkable panoramic views over the town towards Coquetdale Valley and across to Cragside Manor. The property itself is arranged over three stories which encompass generous living accommodation through three reception rooms and a superb dining kitchen with informal snug, all brought together by an impressive elevated reception hallway overlooked by a galleried hallway. To the first floor rests a master bedroom with full bathroom en suite, guest bedroom, also with en suite, and three additional double size bedrooms as well as a stylish four piece family bathroom. Supplementary to which the lower ground floor benefits from a laundry/utility room with a guest cloakroom/wc.

Dry stone wall boundary encloses the private gardens, whilst lush green lawns to all aspects seamlessly reach the foliage borders and evergreen shrubs. A superb raised timber decked sun terrace overlooks the gardens and enjoys an unrivalled vantage point from which to
absorb the beautiful countryside vista. Adjacent to which a secluded circular paved patio is ideal for al fresco dining, entertaining or relaxing, amidst well stocked borders and vibrant flowerbeds.

The interior of the home carries a subtle charm with tasteful neutral tones, striking polished blond wood finish floors and thoughtful design proposing a home of infinite appeal through versatile accommodation.

With access straight onto the town’s front street, amenities, restaurants and shopping are right at hand, whilst excellent transport links ease a commute to Newcastle City Centre, Morpeth, Newcastle Airport and Alnwick. The location further implores you to explore the unspoilt Northumberland countryside, discover the charms of hidden hamlets, the vibrant setting of rural walks or experience any number of the region’s award winning restaurants. A rare opportunity to secure this exclusive address, a full admiration of which can only begin to be appreciated first hand.

Walk Through Accommodation

Entrance Hallway
The main entrance to the property is fitted with an external timber door centred between two double glazed windows and opens into the striking two storey hallway. The initial lobby area provides access to a generous built in cloaks storage cupboard, central heating radiator and attractive polished blond wood finish flooring. An imposing painted spindle staircase rises to the galleried landing providing access to the dining kitchen with a further staircase to the reception hallway. Further to which from the lobby area an alternative staircase leads down to the laundry/utility room. Natural light floods the space from two tall side elevation double glazed windows, whilst the presence and scale of the room are accentuated by low voltage ceiling recessed halogen spot lighting and ornate plaster ceiling cornice.

Dining Room/Kitchen
23’7” x 17’1” (7.2m x 5.2m) maximum  
The Kitchen is placed to the front facing aspect of Rectory Garden House with access from the hallway, within which the present owners have created an inviting room combining the style and practicality of a fitted kitchen with a breakfasting area and informal lounge/snug. The kitchen has been carefully designed to take full advantage of the panoramic town and countryside views, with ten double glazed windows to three elevations overlooking Rothbury, the Coquetdale Valley and Cragside Manor. The room benefits from an extensive range of light wood style fronted low level cabinets and drawers finished with high gloss roll top laminated counters and splash backs with brushed chrome style handles and tiled flooring. In addition to which the kitchen offers ceiling coving, low voltage ceiling recessed halogen spot lighting, built in ‘Bosch’ stainless steel oven and separate microwave with a five ring gas hob and double extractor canopy hood, inset double stainless steel sink and drainer with mixer tap, loft access hatch, two central heating radiators and an integrated dishwasher, plus space to accommodate an oversized stand alone fridge/freezer. To the centre of the room is a dining area, comfortably shown with a table and four chairs, whilst the owners have utilised the remainder of the room to create an informal lounge/snug with a continuation of the tiled flooring, telephone and television points and an external glazed timber frame door opening to the raised timber decked sun terrace and private gardens.

“Our favourite place to gather with friends is the enormous kitchen, positioned to the rear of the house it has direct access to the decked terrace which is almost an extension of the room, well placed with outdoor dining
**Reception Hallway**
23’ x 9’6” (7m x 2.9m)
The reception hallway rests to the centre of the main body of the home with access from the entrance hallway, staircase opening to the sitting room, formal dining room, study/home office, guest cloakroom/wc and providing a further staircase to the first floor accommodation. Further to which the reception hallway benefits from an external timber frame double glazed door to the private rear gardens, ceiling coving, stripped and polished blond wood finish flooring, built in storage cupboard, low voltage ceiling recessed halogen spotlighting and a central heating radiator.

**Sitting Room**
23’ x 16’5” (7m x 5m) maximum
The primary reception room is decorated in soft neutral tones, welcoming natural light from six double glazed windows to three elevations plus double glazed French style doors which open directly to the raised timber decked sun terrace which wraps the exterior of the home. Twin panel style doors open from the hallway to reveal this inviting room which features ceiling coving, telephone and television points, polished blond wood finish flooring, ceiling cornice, three central heating radiators and a beautiful hand finished masonry fireplace with open flue and stone hearth. Further to which the room boasts a superb position from which to soak in the remarkable views over the town towards the Coquetdale Valley.

**Formal Dining Room**
12’10” x 11’6” (3.9m x 3.5m) maximum
The second reception room is located to the side aspect of the home, presented by the current owners as a formal dining room, shown to accommodate a table with six chairs; however purchasers may choose to create a television lounge, playroom or guest bedroom. Decorated in neutral tones, the room benefits from a panel style door, ceiling coving, polished blond wood finish flooring, central heating radiator and three dual aspect windows take in enchanting views towards Cragside Manor.

**Study/Home Office**
11’6” x 10’2” (3.5m x 3.1m) maximum
The third reception room is situated to the rear of the ground floor with access from the hallway. The room is at present utilised as a home office/study, with features which include stripped and varnished wood flooring, two double glazed windows overlooking the private tree lined rear garden, telephone point, central heating radiator, ceiling coving, panel style door and low voltage ceiling recessed halogen spotlighting.

**Guest Cloakroom/wc**
5’11” x 3’11” (1.8m x 1.2m)
Located to the ground floor, the guest cloakroom is fitted with a pedestal wash basin and a low level wc. In addition to which the cloakroom offers a panel style door, ceramic tiled splash backs with border detailing, double glazed window, tiled flooring, central heating radiator and ceiling coving.

**First Floor Landing**
20’ x 13’5” (6.1m x 4.1m)
A spindle style staircase reaches from the reception hallway, opening to the master bedroom, four further double size bedrooms and family bathroom. Features include a built in airing cupboard housing the hot water tank, ceiling mounted loft access hatch, central heating radiator, ceiling coving and low voltage halogen spotlights.

**Master Bedroom**
11’10” x 11’10” (3.6m x 3.6m) maximum
The master bedroom occupies a superb elevated position to the front aspect of the home, with two double glazed windows absorbing the exceptional rural views. The room is presented in light tones with features which include a central heating radiator, telephone point, ceiling coving, panel style door, built in twin wardrobe with storage and hanging space and direct access to the en suite bathroom.

**En Suite Bathroom to the Master Bedroom**
7’10” x 6’3” (2.4m x 1.9m)
The master bedroom benefits from a full bathroom to the en suite, presented with a twin end bath with polished chrome effect mixer tap and shower attachment, vanity storage unit, upon which rests a ceramic bowl wash hand basin with mixer tap and a low level wc. In addition to which the en suite bathroom benefits from ceramic tiled splash backs with border detailing, panel style door, tiled flooring, double glazed window, electric shaver socket, heated towel rail and ceiling coving.

**Bedroom Two**
11'10” x 9'6” (3.6m x 2.9m) maximum
With access from the first floor landing the second bedroom is situated to the side elevation of the home, also shown to accommodate a double size bed. The room benefits from two double glazed windows with garden views, panel style door, built in wardrobe with storage and hanging space, central heating radiator, ceiling coving and access to an en suite.

**En Suite to Bedroom Two**
6'3” x 5'11” (1.9m x 1.8m)
The en suite to the second bedroom is presented with a modern style white three piece suite comprising of a corner mounted glass door shower enclosure with polished chrome effect mains powered shower, ceramic wash hand basin set upon a vanity storage cabinet and a low level hidden cistern wc. Furthermore the en suite offers an extractor fan, double glazed window, ceramic tiled splash backs with border detailing, wall mounted mirror with lighting, tiled floor, heated towel rail and electric shaver socket.

**Bedroom Three**
12'6” x 12'2” (3.8m x 3.7m) maximum
The third bedroom is located to the side aspect of the property, decorated in soft neutral tones which welcome the natural light from two double glazed windows. Features of the room to mention include the ceiling coving, panel style door, central heating radiator and television point.

**Bedroom Four**
11'6” x 9'2” (3.5m x 2.8m) maximum
With access from the first floor landing the fourth bedroom rests to the front view, enjoying the reach of the beautiful rural landscape from a double glazed window. The room will accommodate a double size bed and benefits from a built in twin fitted wardrobe with hanging space, ceiling coving, central heating radiator and a panel style door.

**Bedroom Five**
9'6” x 9’2” (2.9m x 2.8m) maximum
The final bedroom is located to the rear of the property with a side aspect double glazed window, presented as a double guest bedroom with central heating radiator, panel style door, built in wardrobe with hanging space and ceiling coving.

**Family Bathroom**
10’2” x 9’6” (3.1m x 2.9m)
The family bathroom has been fitted with a white four piece suite comprising of a corner mounted massage water jet panel style bath, ceramic bowl wash hand basin with mixer tap upon a range of vanity storage units with a high gloss counter, low level hidden cistern wc and a glass door shower enclosure with polished chrome effect mains powered shower. In addition to which the room benefits from ceramic tiled splash backs with border detailing, low voltage ceiling recessed halogen spot lighting, double glazed window, tiled flooring, heated towel rail, shower attachment to the bath, ceiling coving, electric shaver socket and wall mounted mirror with lighting.

**Laundry/Utility Room**
8’2” x 7’7” (2.5m x 2.3m)
The laundry is located to the lower ground floor of the property with staircase from the entrance hallway, fitted with white base storage cabinets and roll top laminated counter tops. In addition the laundry offers plumbing for an automatic washing machine, double glazed window, wall mounted boiler, ceramic tiled flooring, inset stainless steel sink and drainer with mixer tap, central heating radiator, extractor fan and an internal door to the double garage.
TOTAL APPROX. FLOOR AREA 2827 SQ.FT. (262.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Private Enclosed Gardens
Rectory Garden House occupies an enviable position with direct access from the town’s High Street, a small road leads to the gated entrance of this secluded spot, so much so that many local residents do not even realise that the property exists. Dry stone wall boundary encloses the private gardens, whilst mature trees set the commanding tone wrapping the property to all sides. Lush green lawns have been laid to all aspects which seamlessly reach the foliage borders and evergreen shrubs. In order to utilise the elevated standing of the property the owners have created a superb raised timber decked sun terrace which overlooks the gardens and enjoys an unrivalled vantage point from which to enjoy the beautiful countryside vista. Adjacent to the sun terrace is a secluded circular paved patio with gravel border ideal for al fresco dining, entertaining or relaxing in the garden, framed by well stocked borders and vibrant flowerbeds plus a subtle water garden.

Double Garage
23’7” x 17’1” (7.2m x 5.2m)

An impressive block paved driveway leads from the electric remotely controlled wrought iron gates towards the residence approaching the integral double garage with twin doors, one of which is electric opening. The garage itself offers ample secure parking for two vehicles with a recessed space ideal for storage, plus power, lighting and three dual aspect double glazed windows.

Wine Cellar
Externally accessed from the side elevation of the property is the wine cellar, comprising of two adjoining rooms with power and lighting, maintaining a low temperature ideal for wine storage.

Additional Information
Services
Interested parties are invited to make their own enquiries to the relevant authorities as to the availability of the services.

Local Authority
Northumberland Council

Council Tax Band
Currently Band G

Postcode
NE65 7TL