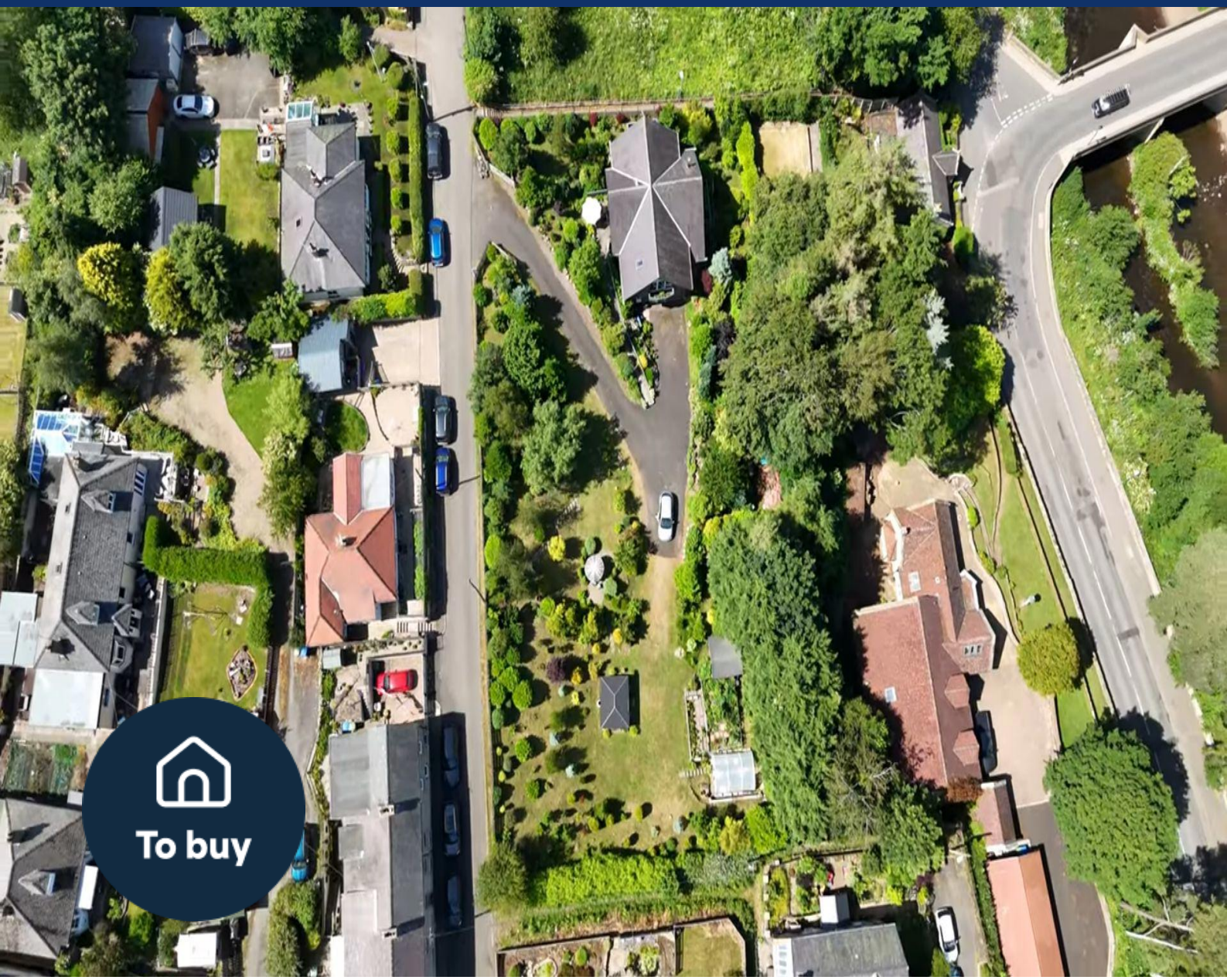


4 bed detached house to buy in

Aldersyde, Rothbury, Northumberland, NE65 7QP

£800,000

x 4 x 4 x 2

Tenure

Freehold

Double Garage parking

Garden

Property features

- Panoramic Coquet Valley & Rothbury Views
- Exceptional Architect-Designed Detached Residence
- Mature Landscaped Gardens, Balconies & Terraces
- Planning Permission Offering Future Development Potential
- EPC Rating B

Key Information

- Council Tax: Band F
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

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- Flexible viewing slots
- Accompanied viewings

Description

A Remarkable Architect-Designed Home Seamlessly Blending with its Natural Surroundings, Offering Panoramic Views, Exceptional Energy Efficiency and Future Potential for Development within the Grounds.

Occupying an exceptional elevated position overlooking the River Coquet, historic stone bridge and surrounding countryside, this striking detached residence offers a rare opportunity to acquire a home of individuality, privacy and architectural distinction within one of Northumberland's most picturesque settings.

Approached via a private driveway and nestled within beautifully landscaped grounds, the property enjoys a wonderful sense of seclusion whilst remaining conveniently placed for village amenities. The distinctive design is enhanced by attractive Siberian Larch cladding and impressive floor-to-ceiling glazing, creating a contemporary appearance that sits harmoniously within its natural surroundings. Carefully positioned to follow the contours of the landscape, the house appears effortlessly integrated into the hillside, allowing it to blend sympathetically with the mature woodland backdrop whilst maximising the spectacular views across the River Coquet and town itself. The extensive glazing floods the accommodation with natural light and creates a constant connection with the surrounding countryside.

Energy efficiency was a key consideration in the design of the property, which benefits from Swedish triple-glazed windows, a heat recovery ventilation system and high-quality construction throughout. These features combine to create a comfortable and remarkably efficient home, reflected in its impressive EPC rating of B and comparatively low running costs.

Externally, the residence is set within extensive mature gardens which have been carefully cultivated over many years to create a stunning backdrop throughout the seasons. Sweeping lawns, specimen trees, colourful flower borders, ornamental planting, decked seating areas, a gazebo, polytunnel, two garden sheds and numerous private vantage points combine to create an outstanding outdoor environment ideal for both relaxation and entertaining.

The elevated position affords magnificent outlooks across the surrounding landscape, whilst the generous plot provides a unique blend of countryside tranquility and village convenience. A substantial driveway and double garage further enhance the practicality of this exceptional home.

Potential for multi-generational living, accommodation for extended family or opportunities associated with the holiday-let market further enhances the appeal of this unique property. Supported by existing planning permission, the approved consent provides an exciting opportunity for future development, subject to all necessary consents and approvals.

Rarely does a property offering such a distinctive architectural style, outstanding gardens, excellent energy credentials, future potential and remarkable views come to the market. Early viewing is strongly recommended to fully appreciate the setting, lifestyle and accommodation on offer.

Council Tax Band: F

Tenure: Freehold

Price: £800,000

Property Type: Detached House

USPs: Garden

Parking: Double Garage, Off Street, Driveway, Gated, Private

Year built: 2003

Construction materials: Brick and block, Structural insulated panels

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas, Wood Burner

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approach & Entrance Walkway

A beautifully landscaped approach leads from the private driveway to the front entrance, guiding visitors through established gardens and mature planting. Carefully designed to complement the natural surroundings, the approach creates a strong sense of arrival whilst offering an immediate appreciation of the property's unique architectural character and exceptional setting.



Entrance

A welcoming and light-filled reception space which immediately showcases the home's unique architectural character.



Kitchen

A superbly appointed kitchen fitted with an extensive range of cabinetry, granite work surfaces and a range of integrated Bosch appliances including a double oven, microwave and dishwasher. Further features include a four-burner gas hob with stainless steel splashback, integrated fridge, pull-out larder units and roller shutter storage. Designed for both everyday living and entertaining, the space enjoys excellent natural light and attractive views whilst flowing seamlessly into the dining area and principal reception space.



Dining Area

Occupying a superb elevated position within the home, the dining area enjoys panoramic views across Rothbury and the surrounding valley. Direct access to the balcony creates a wonderful setting for entertaining and al fresco dining.



Living Room

A remarkable vaulted reception room where extensive floor-to-ceiling glazing and panoramic views take centre stage. Designed to maximise natural light and create a constant connection with the surrounding countryside, the room opens directly onto a private balcony positioned to enjoy the spectacular outlook. A wood-burning stove adds warmth and character to this impressive space.



Home Office / Bedroom Four

A versatile room currently utilised as a home office, offering fitted storage, pleasant garden views and direct access to a private balcony. Equally suited as a fourth bedroom, hobby room or additional reception space.



Family Bathroom

Beautifully appointed and serving the first-floor accommodation, comprising a contemporary suite finished with quality tiling and fittings.



Utility Room

A practical and well-equipped utility room providing additional storage, appliance space and direct external access.



Principal Bedroom

A spacious principal suite enjoying a peaceful position within the home, complete with a well-appointed en-suite bathroom and direct access to a private decked seating area.



Principal En-Suite

A stylish bathroom fitted with a bath incorporating shower over, wash hand basin and WC.



Bedroom Two

A generous double bedroom enjoying excellent natural light and direct access to the gardens. Benefitting from fitted storage and a private en-suite shower room.



En-Suite Shower Room to Bedroom Two

Fitted with a modern suite comprising a shower enclosure, wash hand basin and WC.



Bedroom Three

A comfortable double bedroom with fitted wardrobes, direct access to the decking and a modern en-suite shower room.



En-Suite Shower Room To Bedroom Three

Comprising a shower enclosure, wash hand basin and WC.



Double Garage

A substantial integral double garage providing secure parking, storage and workshop potential. Plus a useful W.C. with hand wash basin ideal for use when working in the garden.



Balconies & Terraces

Positioned to take full advantage of the elevated setting, the balconies and terraces provide wonderful spaces for entertaining, dining and enjoying the spectacular outlook across the Coquet Valley.



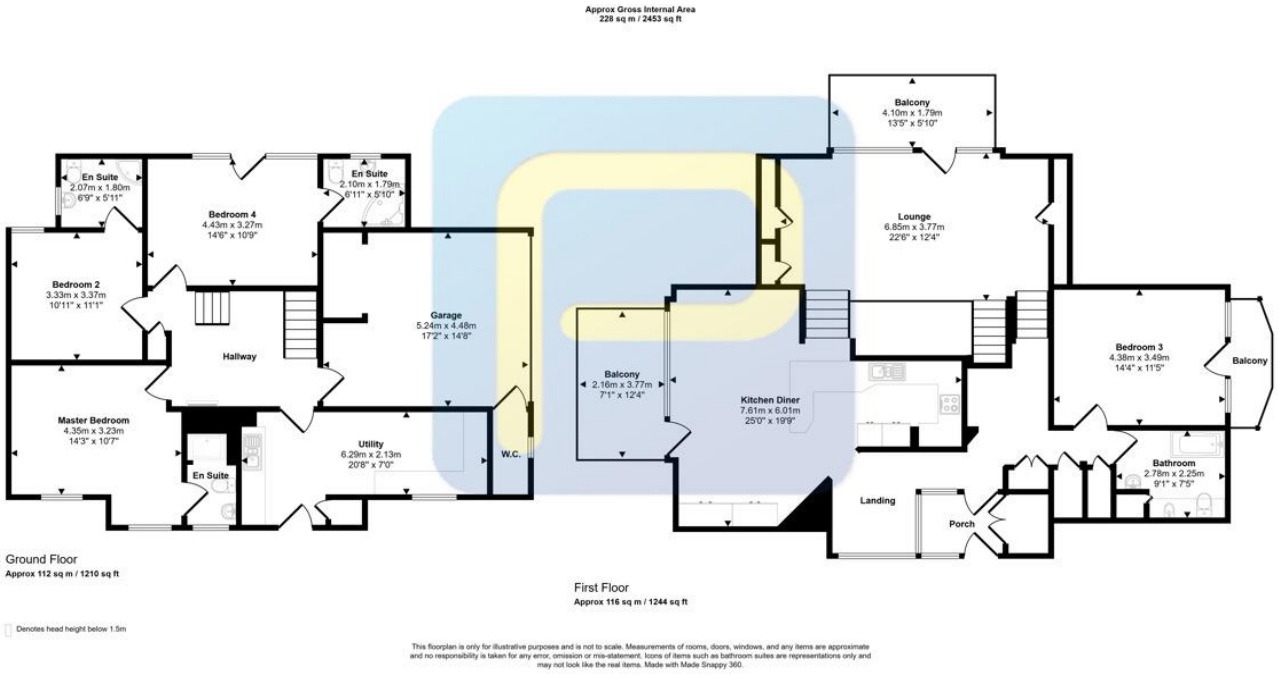
Gardens & Grounds

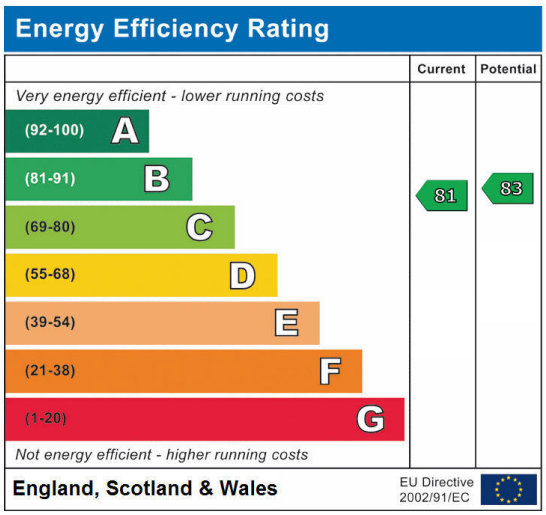
A particular feature of the property, the beautifully landscaped gardens have been thoughtfully developed to create a private and colourful setting. Mature planting, sweeping lawns, established flower borders, decked seating areas, a gazebo and greenhouse combine to create an exceptional outdoor environment.



Planning Permission

A significant additional benefit is the potential to create further accommodation within the grounds, offering exciting possibilities for multi-generational living, guest accommodation or holiday letting. Existing planning permission (Ref: A/97/A/255), together with subsequent approved variations including Ref: 22/03963/VARYCO, supports this opportunity and adds a valuable dimension to the property's future appeal, subject to all necessary consents, approvals and purchaser enquiries.





Aldersyde, Rothbury, Northumberland, NE65 7QP

Contact your local branch today for more information on this property:

19 Bondgate Without, Alnwick, Northumberland, NE66 1PR, Tel: 01665 639110, alnwick@pattinson.co.uk, www.pattinson.co.uk

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