



YOUR MOVE

PRICE:

£499,950

Ref no: 527/532/532

**YOUR MOVE,
Bondgate
Within, Alnwick,
Northumberland,
NE66 1SX**

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appointment to view:

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Come In:

To your nearest branch

Springfield House Townfoot, Rothbury, Morpeth, Northumberland



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Springfield House Townfoot, Rothbury, Morpeth, Northumberland

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

DESCRIPTION

YOUR MOVE are pleased to offer for sale this period style detached property currently been used as a Bed and Breakfast, situated in the town of Rothbury. An internal viewing is recommended to appreciate the accommodation on offer which briefly comprises entrance hall, dining room, two kitchens, utility room/WC and two bedrooms both benefitting from en-suite bathroom/WC to the ground floor. The half landing gives access to a further two bedrooms both benefitting from en-suite facilities. To the first floor there are an additional two bedrooms both benefitting from en-suite bathroom/WC. To the second floor there is an apartment comprising kitchen, lounge/dining room and a bedroom with en-suite bathroom/WC. Externally there are gardens to the front and rear with a driveway providing off street and a double garage. The property further benefits from gas fired central heating system and double glazing where stated.

LOCATION

Springfield House, Townfoot is located within the market town of Rothbury which offers amenities to include shops, public houses, restaurants, banks and leisure facilities. Transport links include access to the A697 and Morpeth where the mail railway station is located to Tyneside and Newcastle - upon - Tyne. Rothbury gives access to A1 Trunk Road leading to North to Edinburgh.

ENTRANCE HALL

Feature entrance door, stairs to first floor, radiator, understairs storage cupboard

DINING ROOM

4.65m x 3.66m (15'3" x 12'0")

Feature fireplace housing solid fuel burning, double glazed window, radiator, storage cupboard, door to....

KITCHEN

2.44m x 1.52m (8'0" x 5'0")

Inc Units: Wall and base units, tiled work surfaces, sink and drainer unit with mixer tap, double glazed window

KITCHEN

2.49m x 1.96m (8'2" x 6'5")

Inc Units: Base units, work surfaces, built-in four ring electric hob with oven, space for appliances, double doors giving access to rear yard, door to....

UTILITY ROOM/WC

1.96m x 1.91m (6'5" x 6'3")

Plumbing for washing machine, vent for dryer, low level WC

BEDROOM

4.80m x 4.80m (15'9" x 15'9")

Coving to ceiling, two double glazed windows, television aerial point, feature stone wall, radiator, dado rail, door to....

EN-SUITE BATHROOM/WC

White suite comprising low level WC, pedestal wash hand basin, tiled shower cubicle, extractor fan

BEDROOM

4.88m x 4.80m (16'0" x 15'9")

Coving to ceiling, dado rail, feature stone wall, television aerial point, radiator, television aerial point, door to....

EN-SUITE BATHROOM/WC

White suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, part tiling to walls, tiled floor, extractor fan

STAIRS TO:-

HALF LANDING

BEDROOM

4.37m x 1.93m (14'4" x 6'4")

Double glazed window, radiator, television aerial point, door to....

EN-SUITE SHOWER/WC

Low level WC, tiled shower cubicle, pedestal wash hand basin, extractor fan, double glazed window

BEDROOM

4.88m x 3.58m (16'0" x 11'9")

Feature wall, dado rail, radiator, television aerial point, double glazed window, door to....

EN-SUITE SHOWER/WC

White suite comprising low level WC, pedestal wash hand basin, tiled shower cubicle, tiled floor, extractor fan

STAIRS TO:-

FIRST FLOOR LANDING

Double glazed window, stairs to apartment

BEDROOM

4.83m x 4.83m (15'10" x 15'10")

Two double glazed windows, feature stone wall, television aerial point, radiator, door to...

EN-SUITE BATHROOM/WC

White suite comprising low level WC, pedestal wash hand basin with shower over, part tiling to walls, tiled floor, extractor fan

BEDROOM

4.83m x 4.78m (15'10" x 15'8")

Double glazed window, radiator, television aerial point, feature stone wall, door to....

EN-SUITE BATHROOM/WC

White suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, part tiling to walls, tiled floor, radiator

STAIRS TO:-

APARTMENT

KITCHEN

2.69m x 2.13m (8'10" x 7'0")

Inc Units: Wall and base units, work surfaces, sink and drainer unit with mixer tap, tiled splashbacks, integral four ring electric halogen hob and oven, space for appliances, door to master bedroom, door to....

LOUNGE/DINING ROOM

4.80m x 4.67m (15'9" x 15'4")

Two double glazed windows, radiator, television aerial point

BEDROOM

4.62m x 4.62m (15'2" x 15'2")

Double glazed window, radiator, television aerial point, door to....

EN-SUITE BATHROOM/WC

White suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, part tiling to walls, tiled floor

EXTERNAL

FRONT GARDEN

Gravel area with flower and shrub borders, mature trees, wall boundary with ornamental railings and gated access

DRIVE

Providing off street parking accessed via double gates

DOUBLE GARAGE

NOT MEASURED: We strongly recommend that you check to ensure that the space is suitable for requirements. Up and over door

GARDEN

To the rear

AGENTS NOTE

We are advised that the property has been used as a guest house. The property is not being sold as a going concern through ourselves and has been valued as a residential dwelling. However no planning documents have been inspected and the buyers must satisfy themselves in this regard.

CLAUSES:

FREEHOLD NOT CONFIRMED:

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

FIXTURES & FITTINGS:

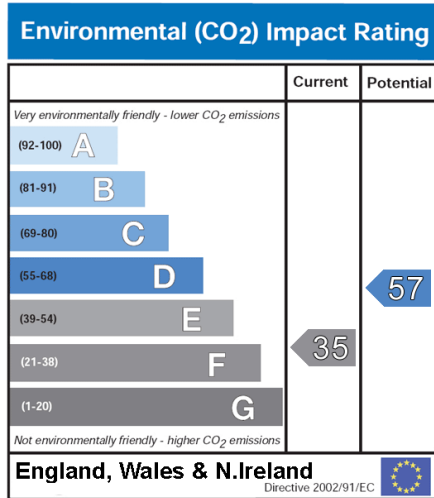
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

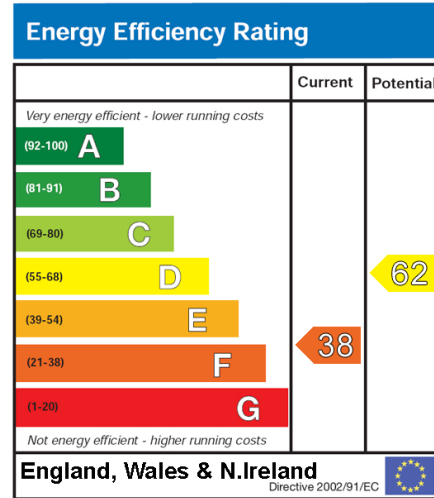
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

ALL MEASUREMENTS:

All Measurements are Approximate



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OFFICE OPENING HOURS:

Monday to Friday 9am - 5:30pm Saturday 9am - 4pm

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