



NO.6 CHURCH FIELDS THROPTON

£750,000

GUIDE
PRICE

An exceptionally well presented and extremely spacious detached south-facing bungalow occupying a plot extending to approximately 2.5 acres (approx. 1 hectare). The grounds include a lawned paddock, large fruit and vegetable cage, garden house, mature fruit trees, shrubbery and a pond. The garden runs down to the River Coquet. There is a gate at the bottom of the garden which allows access to the public footpath and the riverbank. The property, situated on the southern edge of Thropton but within walking distance of village amenities, is immaculately presented both internally and externally. A recent refurbishment has been undertaken. Internal accommodation comprises Entrance Lobby, Open Plan Sitting/ Dining/Garden/Sun Room, exceptionally well appointed Kitchen, Utility, WC, Central Hall, 3 Bedrooms, 2 Bathrooms (one en-suite) and Study/Bedroom 4. The drive and detached double garage are to the north of the property. An Annexe to the bungalow incorporates an indoor swimming pool and hot tub, WC facilities and a gym room. The gardens and panoramic views of the Coquet Valley and Simonside Hills are exceptional. Properties on Church Fields, particularly those with gardens running down to the river, rarely become available.

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Thropton

Thropton is a popular village in upper Coquetdale situated approximately 2 miles west of Rothbury. Amenities include a village hall, music centre (Coquetdale Music Trust) and 2 public houses/restaurant. The village has a first school, and 3 churches. The opening of the new village grocery store and petrol forecourt is a welcome addition to the village and valley. Further services are available in Rothbury. Bus services to Alnwick, Morpeth and Newcastle start in Thropton. Outstanding countryside and numerous opportunities for outdoor leisure activities are on the door-step.

6 Church Fields

Gross Internal Area extends to approximately 230 square metres (approx. 2,500 square feet) excluding the Annexe. The Garden Room has its own indoor garden well stocked with plants and succulants. A particularly spacious sitting room has a log fireplace and benefits from fine southerly views.

The south-facing Sun Room has sliding doors leading out to the garden and external seating areas. The well-proportioned Principal Bedroom Suite has the ensuite with steam shower, two hand basins and WC. The Bedroom also has sliding doors to access the Sun Room. The three bedrooms have fitted wardrobes. Included in the Annexe, but with their own access, are the control room for the workings of the pool, a potting shed and a garden store. The gardens and grounds are exceptional; extending to approximately 2.5 acres they feature roses, areas of lawns, two ponds (one with lillies) hedges, shrubs and fruit trees.

Energy Efficiency

No. 6 Church Fields is exceptionally Energy Efficient having an Energy Rating of B. There is solar PV panelling to the property with two systems one of which benefits from a feed-in tariff to 2036. Total system electricity production is about half of the household consumption. The full EPC report is available upon request.

Services

Mains electricity, water (unmetered) and drainage. The property benefits from oil central heating (two boilers, one for the bungalow and one for the Annexe). Security system provided by a 'smart' security company.

Local Authority

Northumberland County Council
Telephone: 01670 627000

Council Tax

Band F; 2024/25 - £3,421.94

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Postcode

NE65 7EB

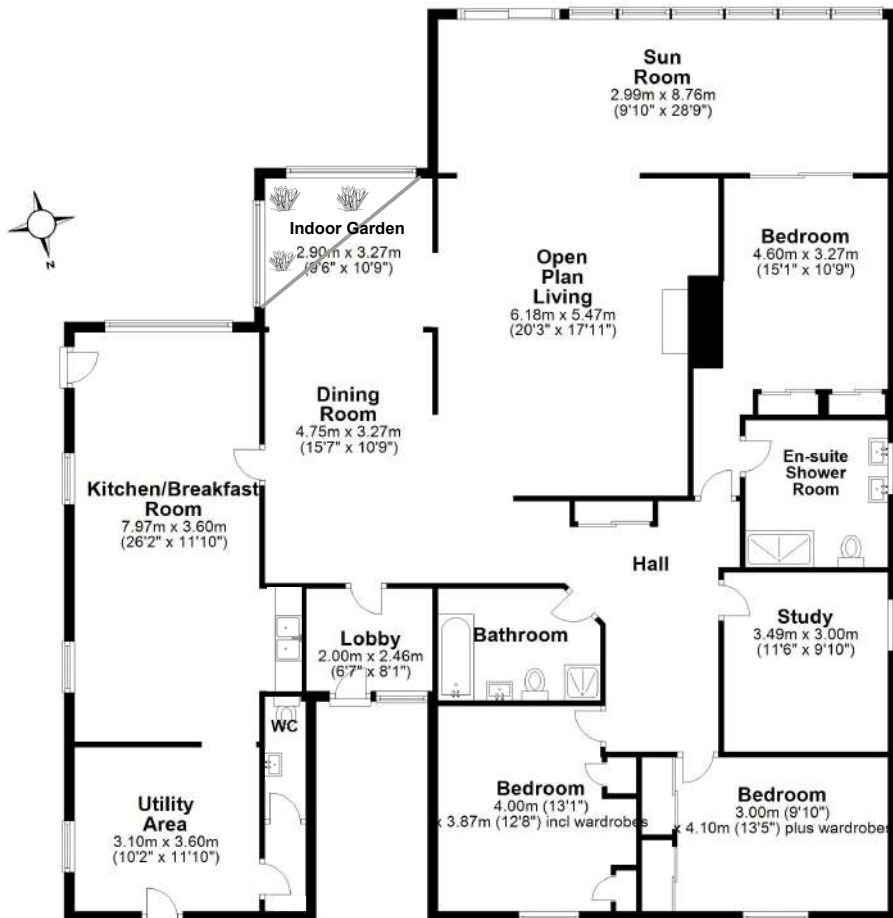
Details Prepared March 2024
Property Reference 91553204

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



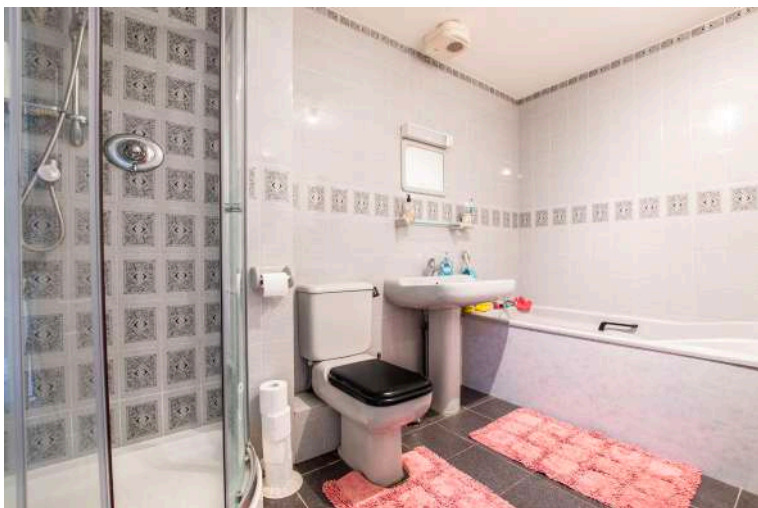
Ground Floor

Approx. 229.6 sq. metres (2471.6 sq. feet)

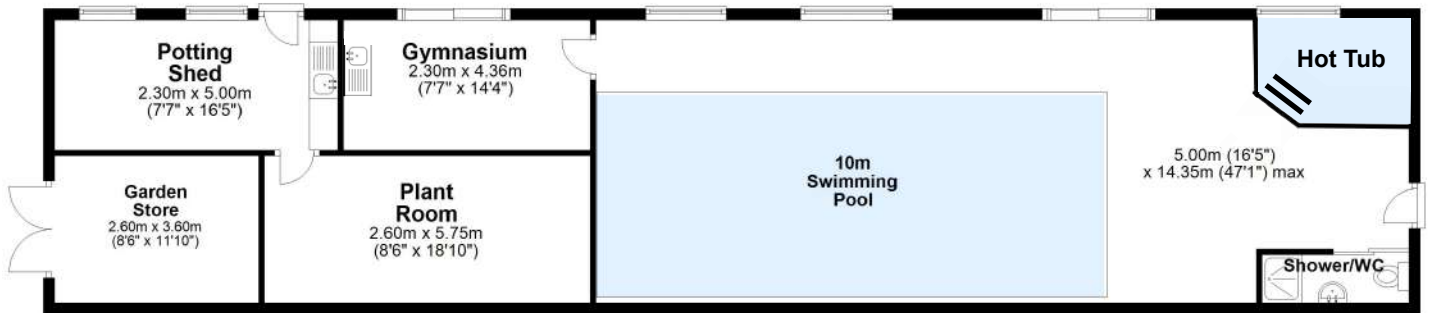








Ground Floor Annexe









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Plotted Scale - 1:1,250

Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.