



6 VILLAGE FARM THROPTON

AYRE
PROPERTY
SERVICES

01669 621312
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£250,000

GUIDE
PRICE

A three bedroomed semi detached property on the popular and sought after Village Farm. Properties in this location rarely come to the open market. The property would benefit from some refurbishment and updating. Accommodation comprises; on the Ground Floor, Hall, Sitting Room, Study/Games Room, Kitchen, Utility and WC. On the First Floor, 3 Bedrooms, Family Bathroom. Externally there is a drive to the front of the property. To the rear of the property there is a large garden with greenhouse, sun room and conservatory. The property and the garden enjoys some fine views.

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.

Energy Efficiency

The property is currently an E rating with potential to become a B with improvements.

Services

Mains electricity, water and drainage. The property benefits from oil central heating.

Local Authority

Northumberland County Council
Telephone: 01670 627000

Council Tax

Band D; 2023/24 - £2,215.96

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Details Prepared March 2023
Property Reference 97433840

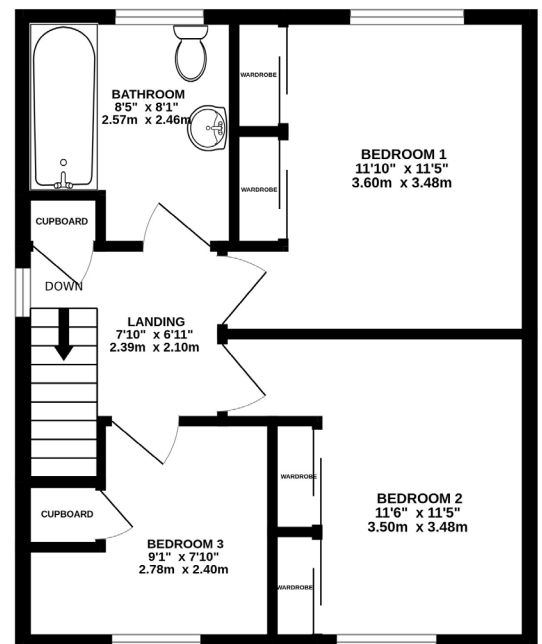
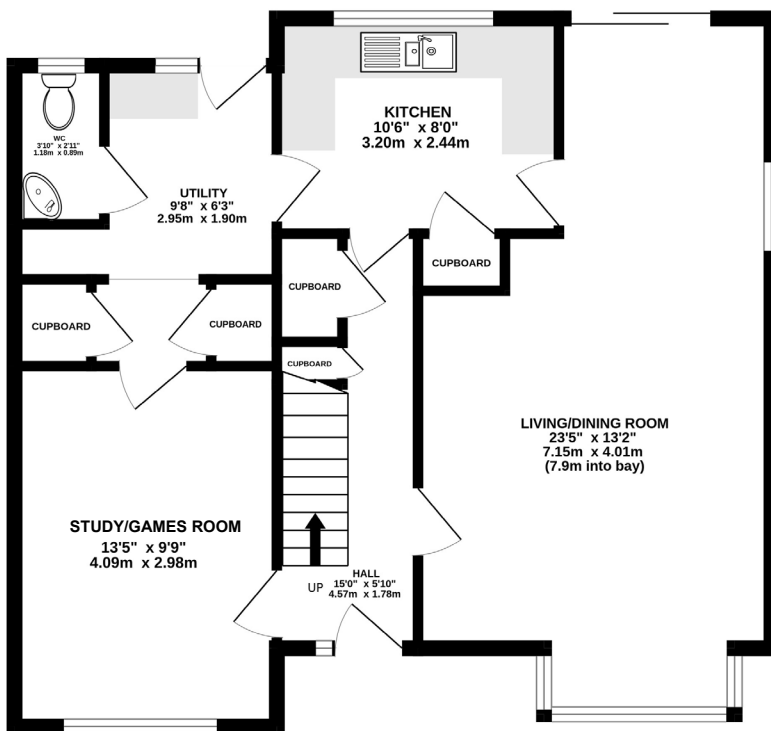
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.

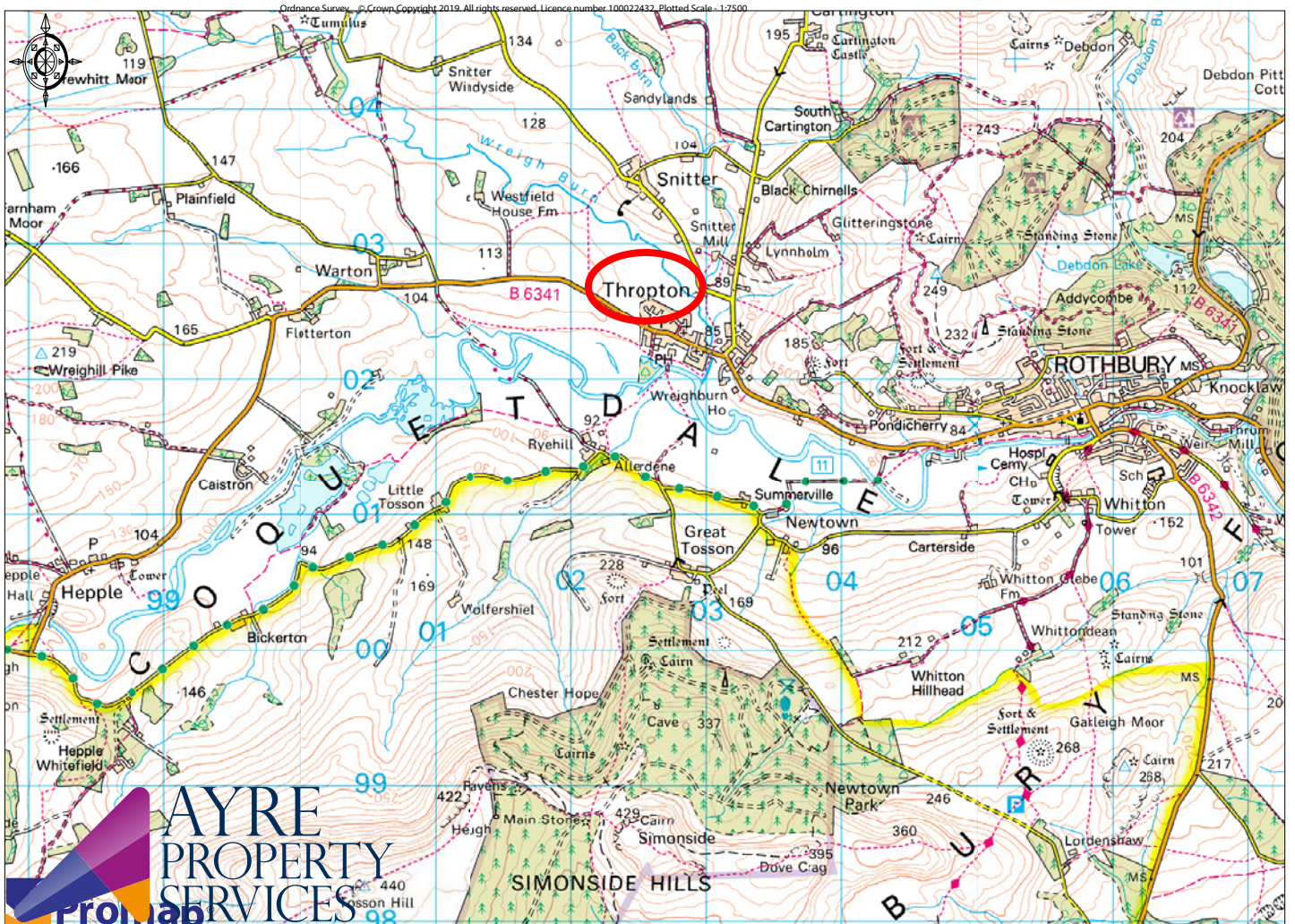
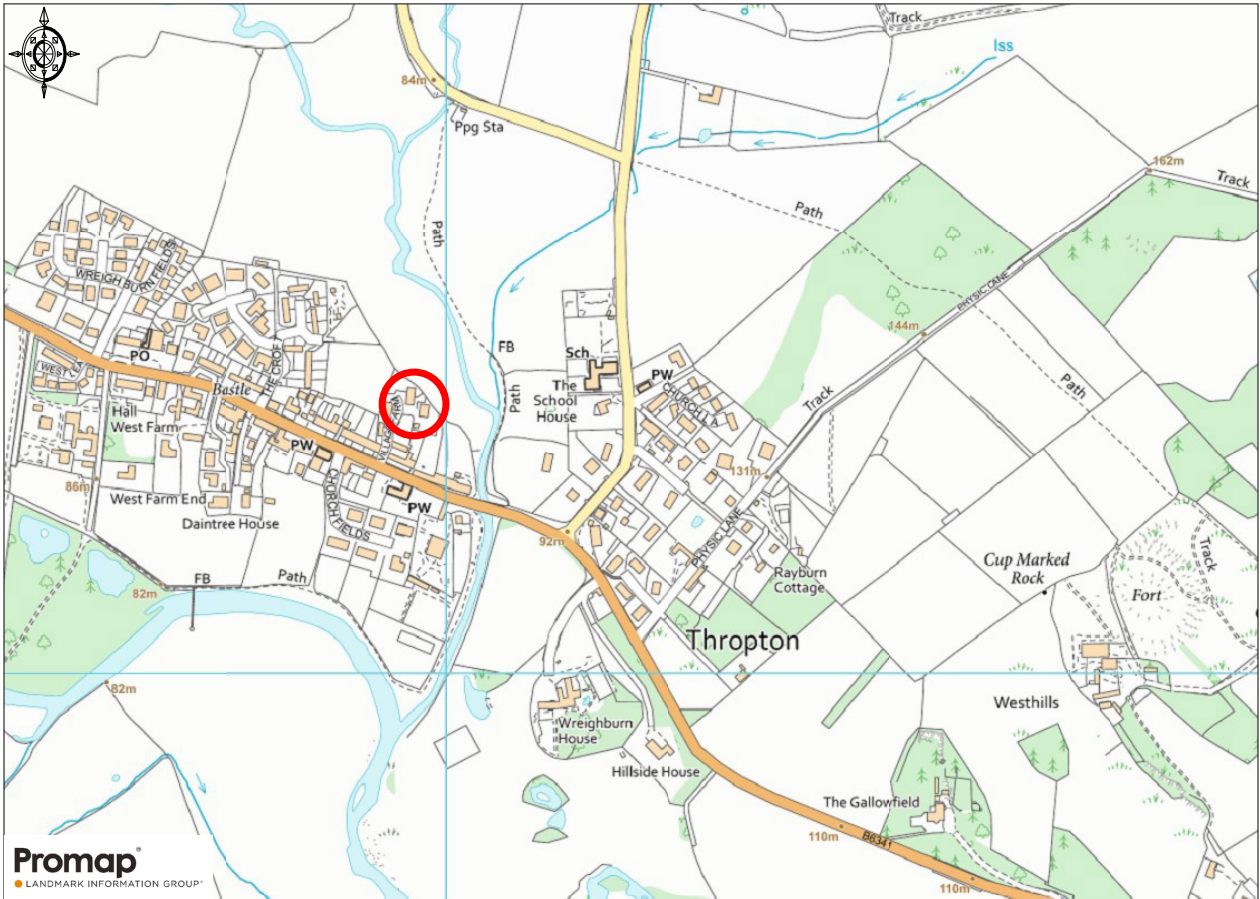


TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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