



# ROSE TREE COTTAGE

## THROPTON

AYRE  
PROPERTY  
SERVICES

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# £175,000

GUIDE  
PRICE

A pleasant two bedroomed cottage in the centre of Thropton Village. The property has some charming features including exposed beams, log burning stove, striped wooden floors and doors. The accommodation comprises; Porch, Sitting Room, Kitchen, Two bedrooms and Bathroom. A staircase in the sitting room leads to a converted attic space which would lend itself to an office or playroom. To the rear of the property is a yard with stone storage buildings and a garden with views towards open countryside. The property is in need of modernisation and updating but has potential to become a very comfortable home.



## Rose Tree Cottage

Thropton is a popular village in upper Coquetdale situated approximately 2 miles west of Rothbury. Amenities include a first school, church, village hall and two public houses. A full range of services is available in Rothbury and there are regular bus services to Alnwick, Morpeth and Newcastle-upon-Tyne. The village is surrounded by outstanding countryside and opportunities for leisure activities are numerous. The construction of a new convenience store with forecourt will be a welcome addition in the village in Summer 2022

### Services

Oil Central Heating, electricity, drainage and water.

### EPC Rating

Current Rating 39 (E)

Full report available upon request.

### Local Authority

Northumberland County Council

Telephone: 01670 627000

### Council Tax

Band B - £1,641.54 per annum (2022/2023)

### Tenure

Freehold

### Postcode

NE65 7NA

### Viewing

Strictly by appointment with the selling agents.

### Location

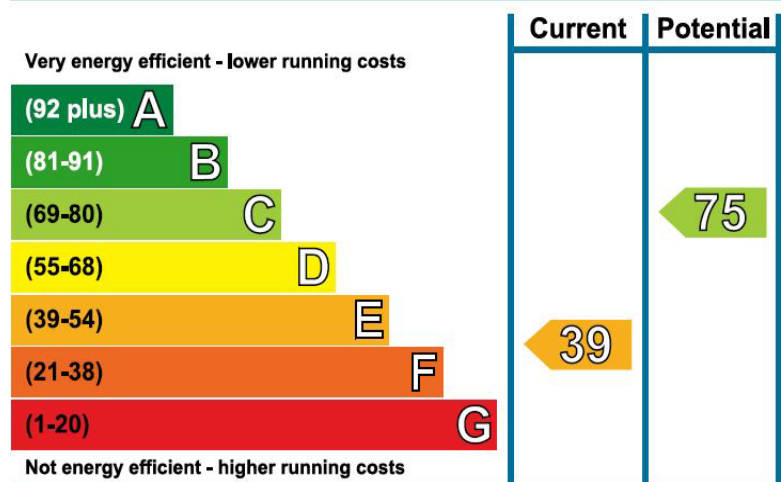
For detailed directions please contact the selling agents.

Details Prepared March 2022

Property Reference 28785977



## Energy Efficiency Rating




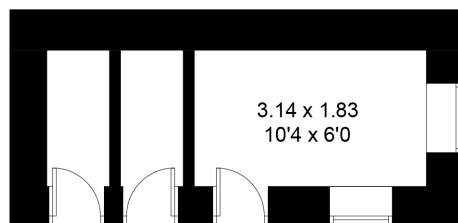




## Rose Tree Cottage, Thropton, NE65 7NA

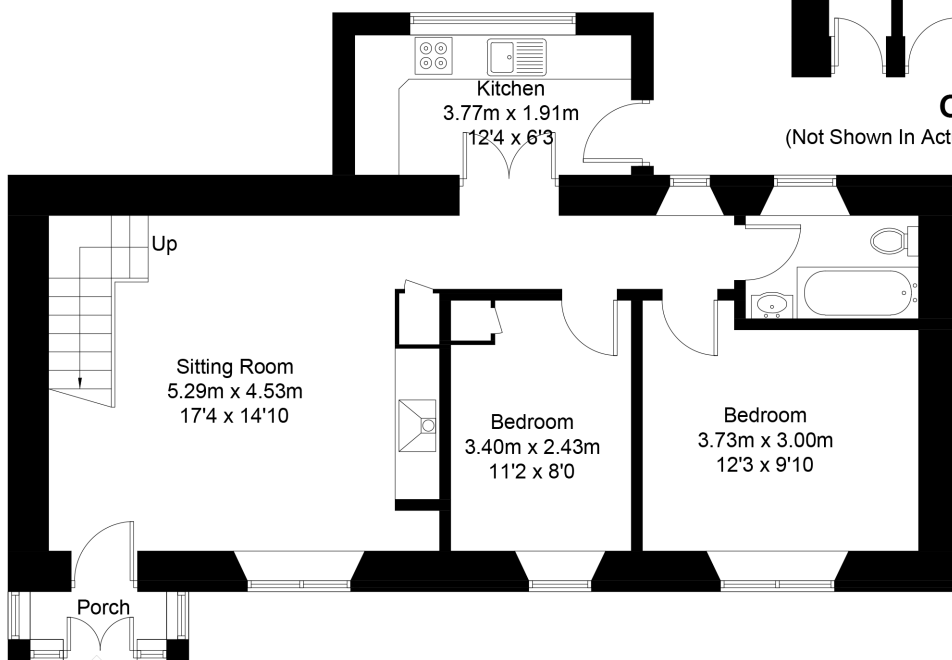
Approximate Gross Internal Area = 92.2 sq m / 992 sq ft  
 Outbuilding = 10.4 sq m / 112 sq ft  
 Total = 102.6 sq m / 1104 sq ft

 = Reduced headroom below 1.5m / 5'0"

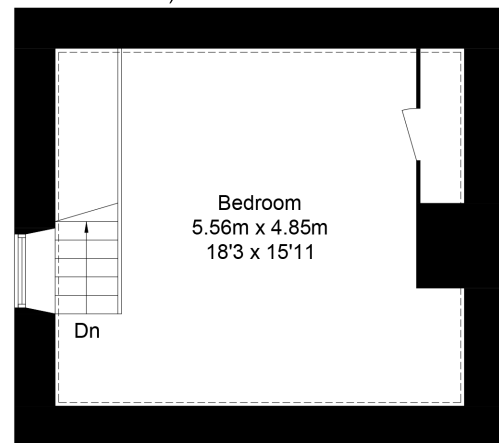


### Outbuilding

(Not Shown In Actual Location / Orientation)



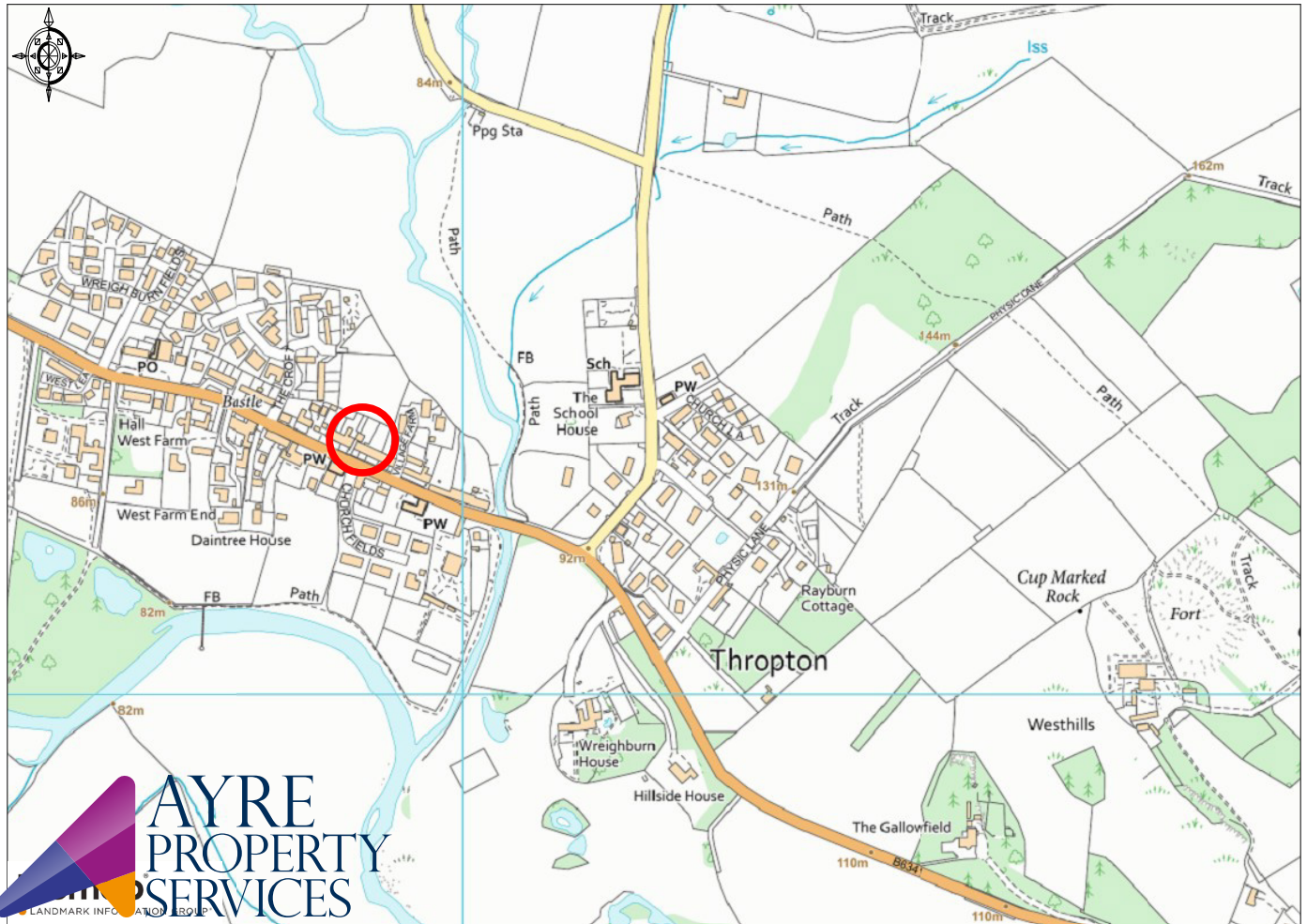
### Ground Floor



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 FloorplansUsketch.com © 2022 (ID847437)





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Townfoot, Rothbury, Morpeth NE65 7SP | [info@ayrepropertieservices.co.uk](mailto:info@ayrepropertieservices.co.uk) | [www.ayrepropertieservices.co.uk](http://www.ayrepropertieservices.co.uk) | 01669 621312

**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.