



Apple Tree Cottage

Thropton, Nr Rothbury



SANDERSON
YOUNG



Apple Tree Cottage Thropton, Nr Rothbury, Morpeth, Northumberland, NE65 7HX

Immaculate four bedroom, stone built house on a stunning elevated position in Thropton with west facing views to the open countryside & Cheviots - an approx. 0.35 acre landscaped garden with gated long driveway and double garage. Viewing essential.

Apple Tree Cottage is a beautifully presented and deceptively spacious, four bedroom detached stone built house, with accommodation set over two floors, extending to circa 231m² and sits on a lovely private garden site of approximately 0.35 acres, with great elevated views to the west to the valley and the surrounding fields and countryside.

Price Guide:

Guide Price £625,000

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The current owners have further improved the house over the last 10 years with both cosmetic and structural works including; the rebuilding of the retaining stone wall to the western boundary, refurbished the kitchen with hand painted cabinets, fitted bespoke office furniture into the small study off the kitchen/diner and had fitted storage built in to the master bedroom and guest bedroom two.

Externally there has been a timber shed and greenhouse added, as well as landscaping of the garden and raised vegetable beds added.

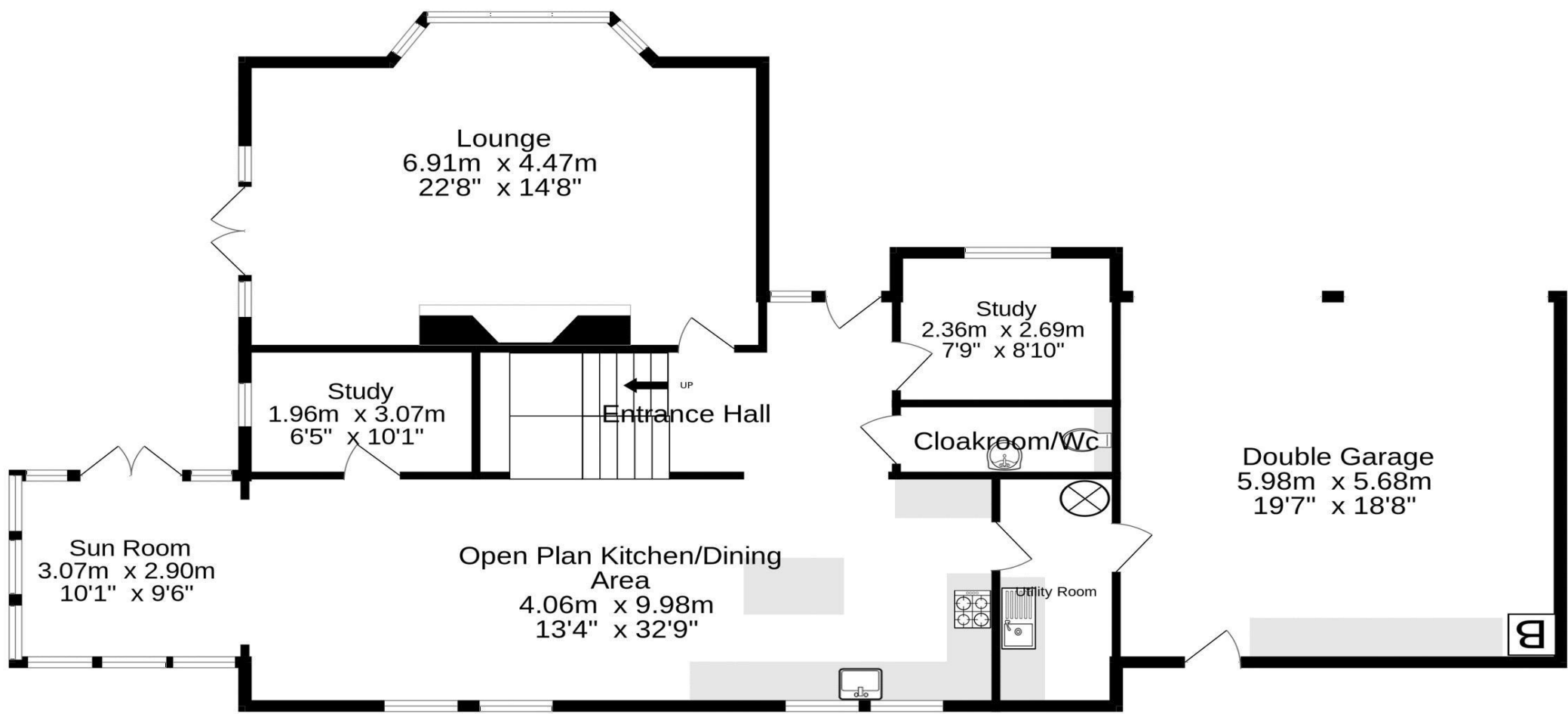
Ground floor - Vestibule | Reception hallway with stairs to the first floor | Cloakroom/WC | Study/music room with views to the front | Fabulous sitting room with wood burning stove, window to the front with views and French doors to the paved terrace and garden | Magnificent open plan kitchen/dining room, opening to a lovely garden room/seating area | The kitchen is fitted with a range of cabinets with a large central island and integrated appliances to include - double electric oven & microwave, fridge freezer and dishwasher| Versatile Garden room with French doors opening to the garden and terrace | Home office with bespoke fitted office furniture and an attractive window seat with storage.| Utility room with connection points for washing machine and tumble dryer, access to the garage and the rear garden.



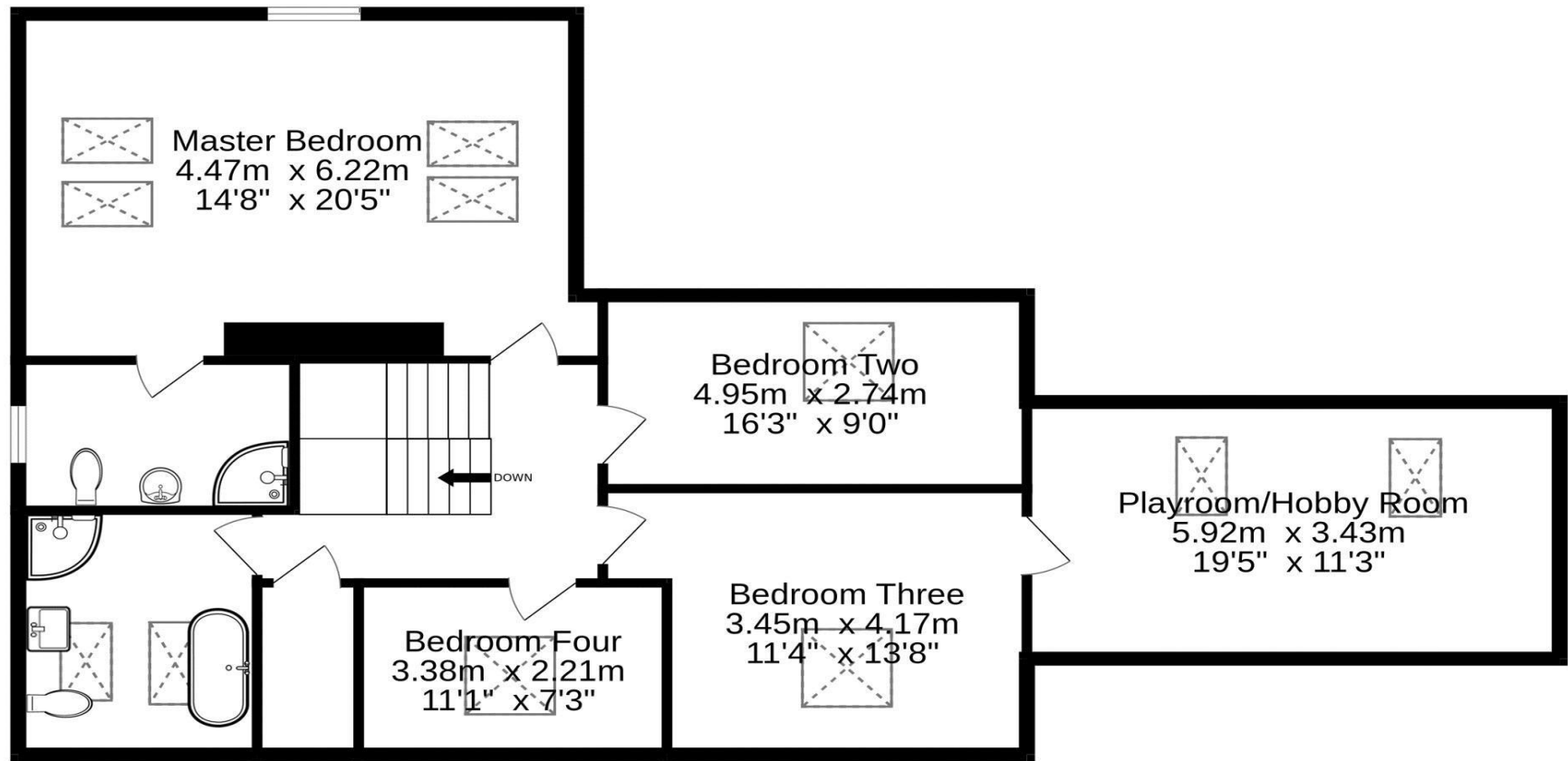
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Ground Floor



1st Floor



First floor - First floor landing with large shelved linen cupboard | Superb master bedroom with west facing window and Velux windows to two elevations, giving stunning views to the Valley - built in storage into the eaves and additional hidden storage behind the central wall | En-suite shower room/wc | Guest bedroom two with access to a loft room | Large walk in loft room currently used as craft room & storage | Two further bedrooms | Family bathroom with double ended bath and separate shower.

Externally - the house is approached via a double timber gate to a long driveway, running up to the house. The gardens are beautifully maintained with extensive lawns, a large paved terraced seating area ideal for al-fresco dining, all with fabulous elevated views to the west. Within the garden there is a substantial garden shed, Greenhouse and two large raised vegetable beds. To the rear and side of the house is a small gated garden area with pathway, log store and oil storage tank.

The house has a double integral garage. Thropton village is located approx. 2 miles west of Rothbury, in Upper Coquetdale, and offers a range of local amenities - Village First School and Village Hall, two pubs/restaurants, and a Music Centre (Coquetdale Music Trust). The village has seen the recent addition of new Grocery store /Butchers with Petrol forecourt which is a great addition for the residents in Thropton.

There are public transport links to Rothbury, Alnwick, Morpeth and Newcastle, with main line railway stations in Alnmouth & Morpeth for links to Edinburgh and London Kings Cross.

Approx distances - Rothbury 2 miles Alnwick 13 miles Morpeth 17 miles Newcastle upon Tyne & Airport 32 miles

Services | Mains; Electricity, water, Drainage | Tenure; Freehold | Council Tax Band; F | Energy Performance Certificate; D

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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