



# 18 WREIGHBURN FIELDS THROPTON

AYRE  
PROPERTY  
SERVICES

01669 621312  
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# £85,000

GUIDE  
PRICE

A 65% share in an immaculately presented 2-Bedroomed semi-detached bungalow enjoying countryside views and easy access to village amenities. The property benefits from very well presented comfortable living accommodation and an attractive enclosed rear garden. Accommodation comprises Entrance Hall, Shower Room, Living Room, Kitchen/Breakfasting Room, 2 Bedrooms, Conservatory and integral single garage. A 35% share in the property is retained by Karbon Homes (a registered Housing Association) The rent payable to Karbon Homes (currently £180/month) includes an amount to cover the cost of insuring the building and maintenance of the front garden.

## 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.

## Services

Mains electricity, drainage and water. Fully double-glazed. Electric Central Heating by modern programmable radiators.

## Postcode

NE65 7LP

## Local Authority

Northumberland County Council  
Tel: 01670 627 000

## Council Tax

Council Tax Band - £2,065.06 - 2024/25

## Tenure

Leasehold. 91 years remaining,

## EPC Rating

Current Rating - E  
Full report available upon request.

## Viewing

Strictly by appointment with the selling agents.

## Mobile Coverage

EE	Fair
Vodafone	Poor
Three	Poor
O2	Fair

## Broadband

Basic	9 Mbps
Superfast	80 Mbps

## Satellite / Fibre TV

BT	Available
Sky	Available
Virgin	Not Available

## Location

For detailed directions please contact the selling agents.

## Agent's Note

Prospective purchasers must satisfy Karbon Homes requirements and will be required to be asked to be credit checked.

Details Prepared April 2024  
Property Reference 97236375

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

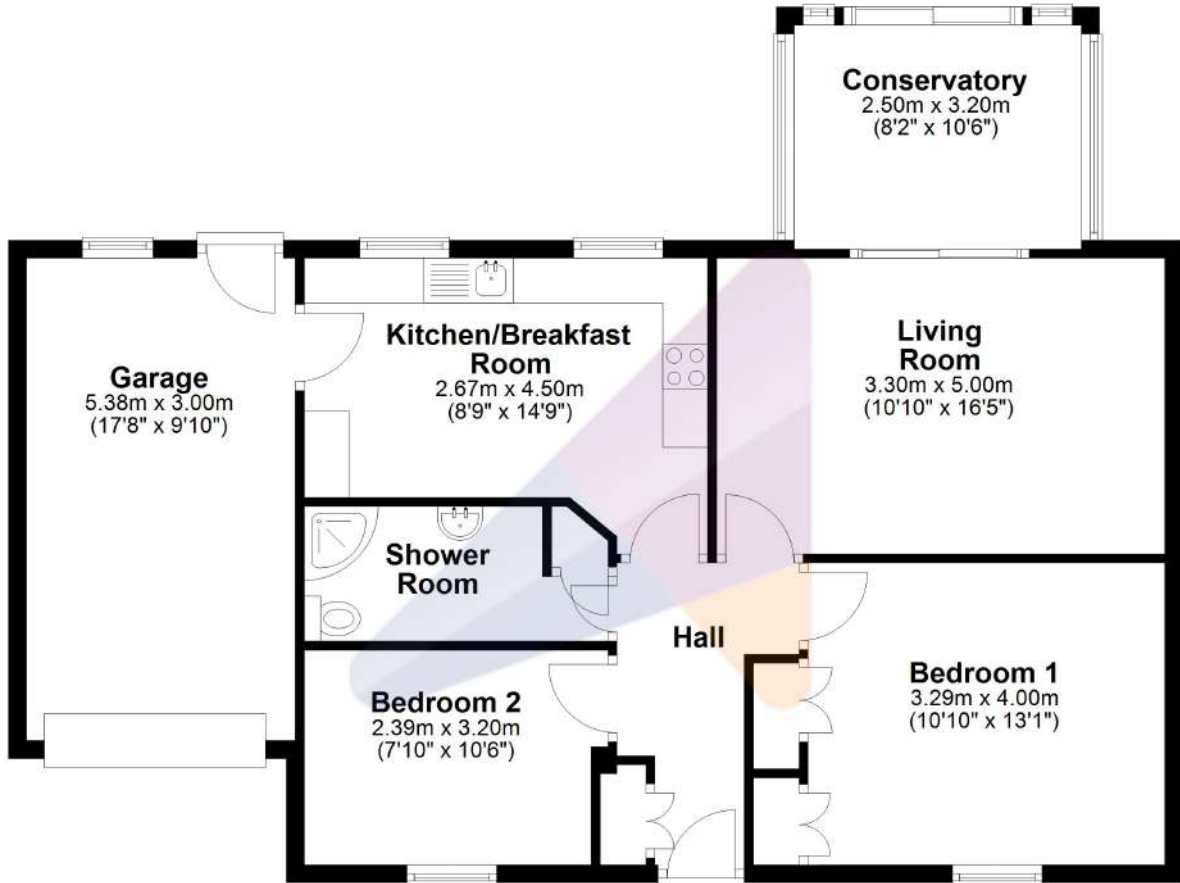




### Ground Floor

Main area: approx. 73.3 sq. metres (789.4 sq. feet)

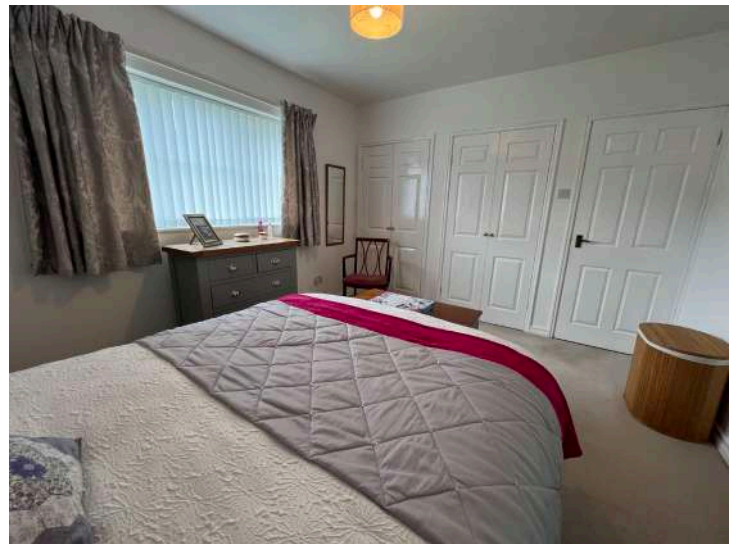
Plus garages, approx. 16.1 sq. metres (173.7 sq. feet)



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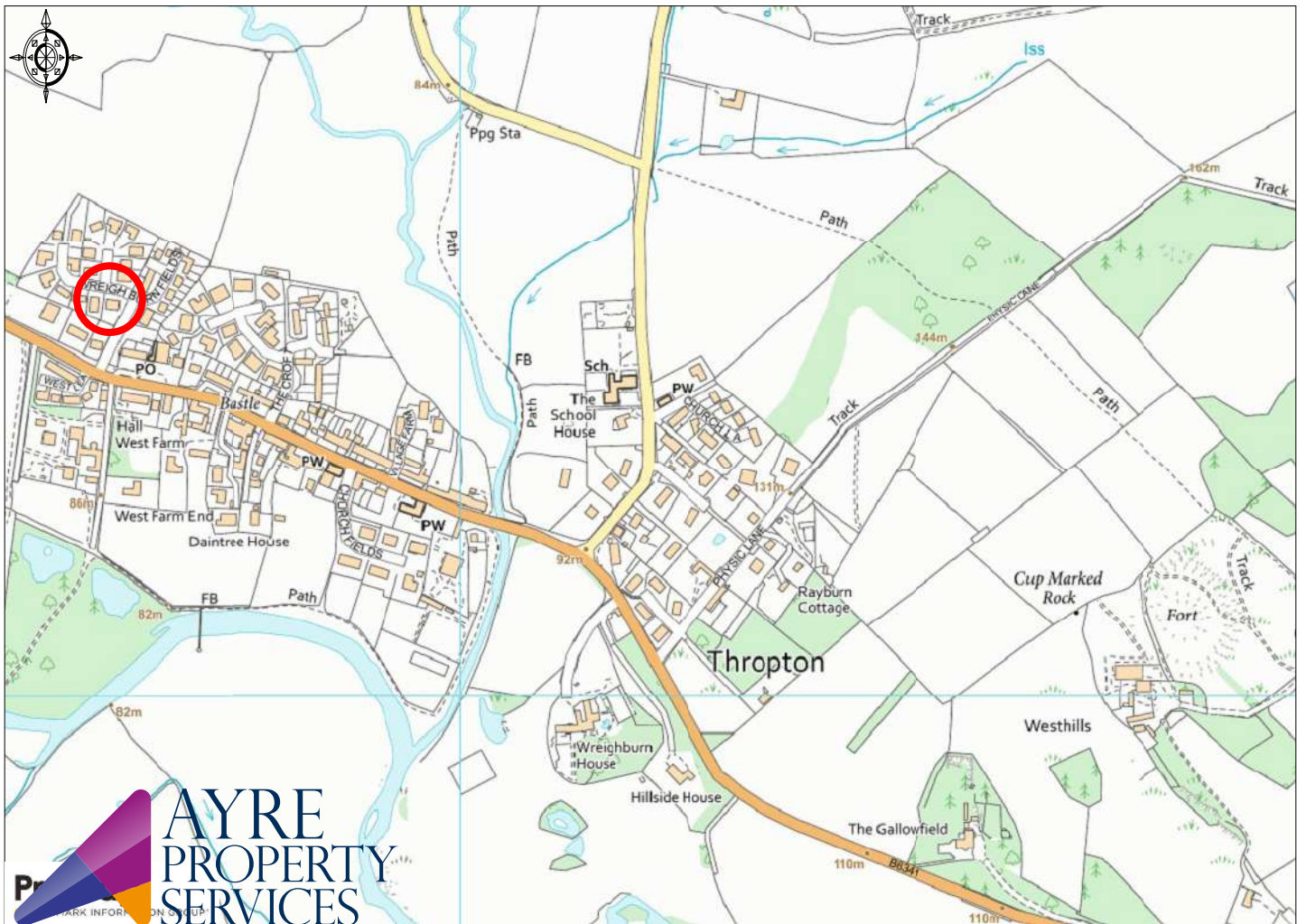
Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.











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**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.