



# ROSE COTTAGE

## THROPTON

AYRE  
PROPERTY  
SERVICES

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# £225,000

GUIDE  
PRICE

A beautifully restored and refurbished stone-built cottage with private gardens and stone outbuildings. The property is immaculately presented throughout with original features including a stone inglenook fireplace, exposed stone walls and wooden lintels together with the contemporary additions of a log-burning stove, a shower room with spacious walk in shower and a newly fitted kitchen, with fridge, freezer, oven and hob, larder cupboard. Accommodation comprises a spacious Sitting/Dining Room, Kitchen (with access to the side of the house), 2 Bedrooms and Bathroom. Externally there is a small front garden and to the side of the garden are stone outbuildings (one with a W.C.). To the rear of the house is a larger garden with views over the fields beyond. The property would make an ideal starter home or second home.



## 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.

## Rose Cottage

An extremely comfortable end-terrace stone-built cottage which successfully combines original character with a contemporary interior. The cottage is situated close to the centre of Thropton and within walking distance of village amenities. The property has recently been restored and upgraded to a high standard with particular attention paid to improving energy efficiency through high performance insulation.

## Services

Mains electricity, water and drainage. Modern electric smart heating. Double-glazed doors and windows. Log-burning stove.

## Postcode

NE65 7NA

## Local Authority

Northumberland County Council  
Tel: 0345 600 6400

## Council Tax

Council Tax Band A - £1,510.28 - 2023/24

## Tenure

Freehold

## EPC Rating

Current Rating - E

Full report available upon request.

## Viewing

Strictly by appointment with the selling agents.

## Location

For detailed directions please contact the selling agents.

Details Prepared

September 2023

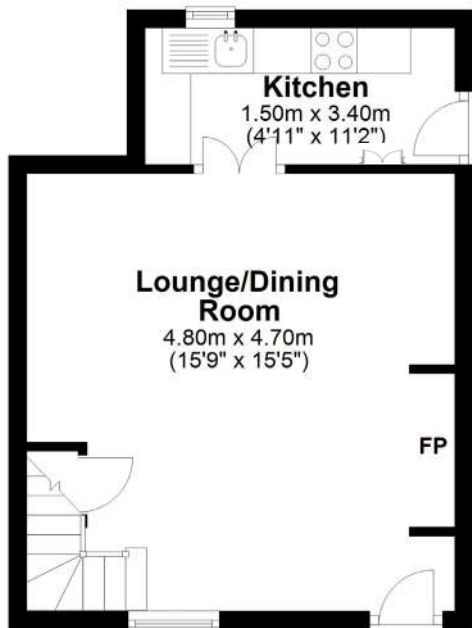
Property Reference



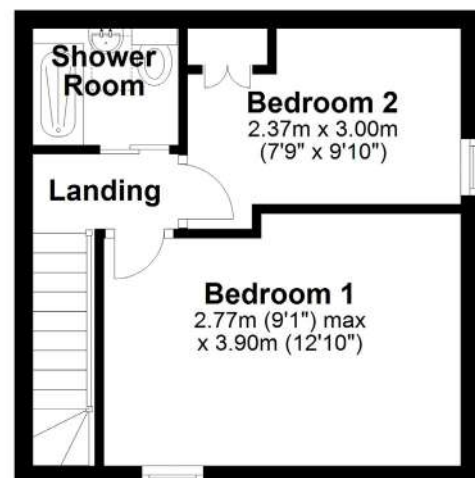
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



**Ground Floor**  
 Approx. 28.0 sq. metres (301.4 sq. feet)



**First Floor**  
 Approx. 23.2 sq. metres (249.9 sq. feet)



Total area: approx. 51.2 sq. metres (551.3 sq. feet)

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

**Rose Cottage, Thropton**









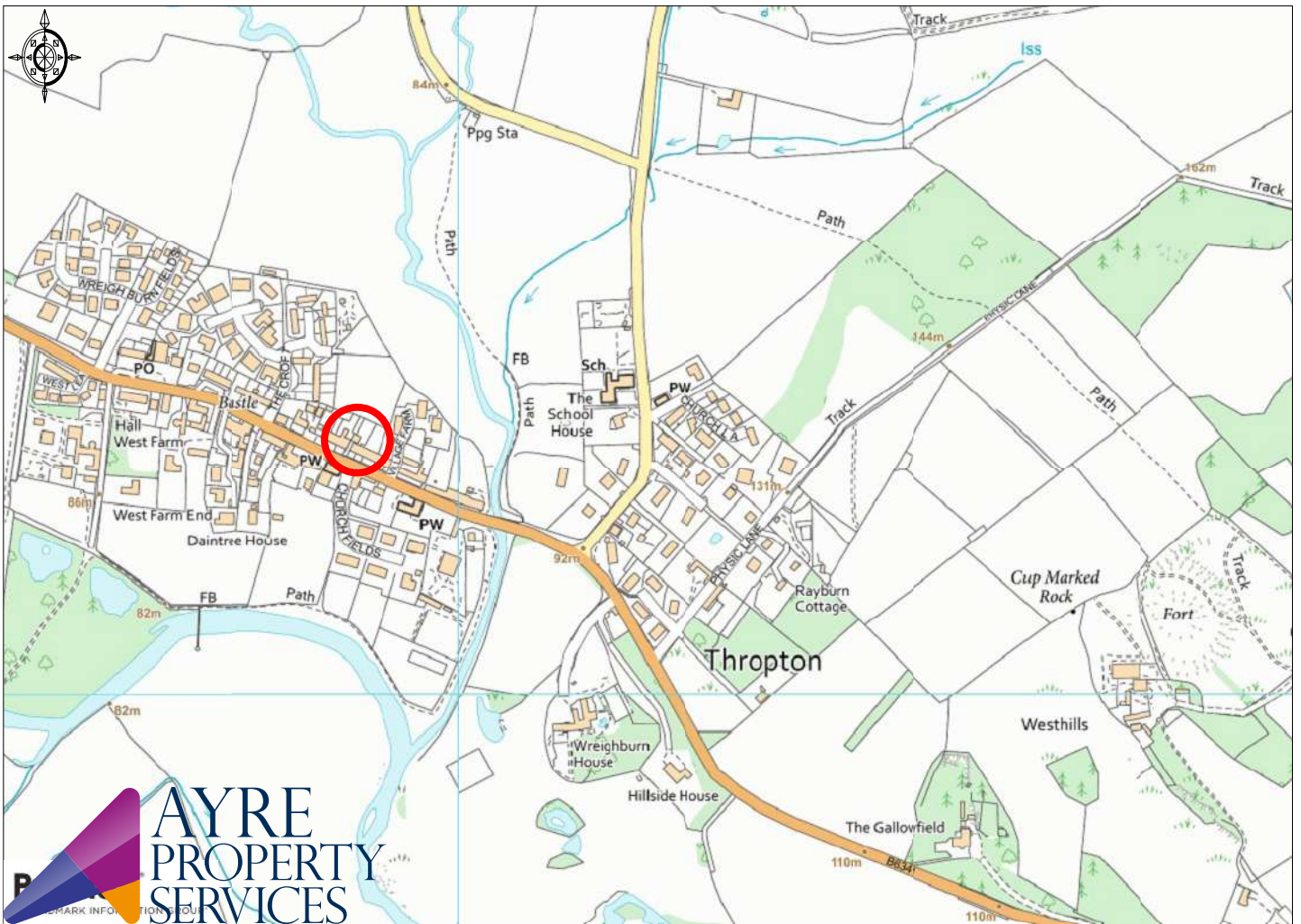












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