



6 Churchfields

Thropton



SANDERSON
YOUNG





6 Churchfields Thropton, Northumberland, NE65 7EB

A rare opportunity in the beautiful Coquet Valley, for a deceptively spacious, four bedroom detached bungalow with a fabulous 2.5 acre garden plot running down to the River Coquet, detached Swimming pool/leisure annexe and superb open aspect views over the valley toward the Simonside Hills - VERSATILE PROPERTY & LAND - NO UPWARD CHAIN

A very spacious and unique bungalow, with large gardens/land extending to approx 2.5 acres, a detached double garage, and a large annexe swimming pool - the property, a much loved family home for over 30 years, offers great versatility with three good sized reception rooms, and an impressive large family kitchen/breakfast room, all enjoying fabulous uninterrupted views to the Valley and open countryside. The gardens and outside space could lend itself to a variety of uses as a smallholding, Nursery garden, nature/wildlife garden - with the annexe having potential as a Home office/studio.

Viewing essential to appreciate the unique nature and opportunities this property offers.

Price Guide:

Guide Price £750,000

4 3 2 B







Living - Entrance Vestibule | Impressive open plan sitting room and dining room with feature indoor garden | Sitting room with a wood burning stove | Dining room with indoor garden and natural light from the roof light | Stunning 28ft full height and glazed Garden room with excellent views and a door opening to the paved terrace seating area | Well appointed 26ft contemporary, family kitchen/breakfast room with a range of cream cabinets with Quartz worktops, Amtico flooring and integrated appliances - induction hob & extractor, AEG double oven, dishwasher and full size fridge & freezer | Utility room with floor mounted oil boiler and rear door | Cloakroom/wc

Bedrooms - Bedroom hallway with Amtico flooring, cloaks cupboard & two light tunnels | Master bedroom with sliding door fitted wardrobes and access to the Garden room | Ensuite shower room with twin wash hand basins and wc | Double bedroom two with built in sliding door wardrobes | Double/family bedroom three with built in desk and shelving | Bedroom four /home office with built in bookshelves to two walls | Family bathroom with bath and separate corner shower.



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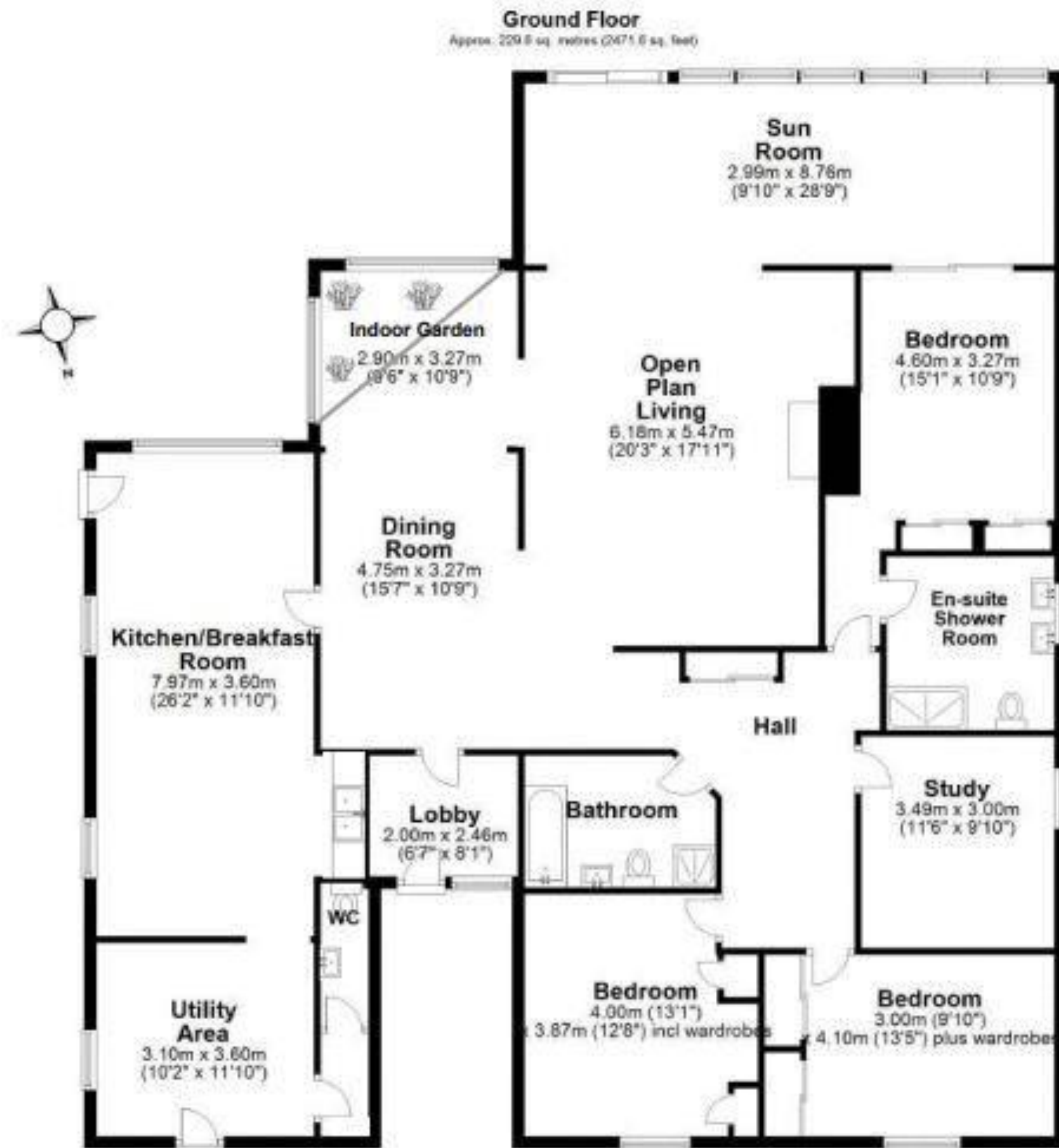






Externally - the property has beautiful landscaped gardens with an extensive paved terrace seating area and three formal lawns with a large central pond with an abundance of water plants. There is an extensive enclosed paddock/garden with a number of soft fruit & vegetable cages, and mature fruit trees. The garden also has a lovely raised timber Summerhouse, ideal for watching the sunset, and a large timber storage shed. To the approach, there is a driveway for several cars leading to a detached double garage.

Detached Annexe - Indoor swimming pool and hot tub | Shower room/wc | Gymnasium | Plant room | Potting Shed | Garden store - versatile building that could lend itself to a variety of uses.



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 - Alnwick 13 miles | Morpeth 17 miles | Newcastle upon Tyne & Airport 32 miles

Services: Mains Electric, Water & Drainage | Oil Fired Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: B | 2 solar panel systems on pool annex roof totaling 8.67 kWp, with potential to increase the existing income stream.



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