



Wreighburn House

Wreighburn House

Thropton, Nr. Rothbury NE65 7NE

Rothbury 1 mile - Alnwick 14 miles - Morpeth 17 miles - Alnmouth
Train Station 18 miles - Newcastle International Airport 32 miles

A remarkable Country Estate steeped in a rich history, with its roots tracing back to the medieval period. Situated at the head of a private drive lined with beech and sycamore trees planted almost 200 years ago and surrounded by formal gardens and parkland, this property enjoys an enviable, elevated position looking towards the Simonside Hills and the Upper Valley.

At the heart of the private estate sits the impressive principal house sat in approx 12 hectares (30 acres) of formal gardens and parkland which run down to the confluence where the Wreigh Burn meets the River Coquet, this rich environment is a haven for wildlife and birds. The stretch of River offers salmon and trout fishing.

The estate offers an additional well-presented guest cottage, a hard tennis court, pavilion, large greenhouse, cottage gardens with walkways and viewpoints. The opportunity exists to add paddocks to the rear of the property if required.

Guide Price £2.6m



Wreighburn House

Ground Floor

Hall, Cloakroom, Reception Hall, Drawing Room, Dining Hall, Orangery, Wine Store, Kitchen/Breakfasting Room, Family Room, Day Room, Cloakrooms (W.C.), Large Pantry, Utility Room, access to Large Garage.

First Floor

Four Large Bedrooms, each with En-Suite facilities, Study, Large Library/Gym/Cinema Room and Large Playroom.

Second Floor

Large Loft Space

Gross Internal Area extends to 670 sq mts (7,200 sq ft)

Wreighburn House Cottage

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining Room

First Floor

Three Bedrooms, (two with En-Suite facilities) and Family Bathroom.

Gross Internal Area extends to 129 sq mts (1,400 sq ft)

Additional Buildings

Large Coach House/Workshop/Garaging

Pavillion/Games Room

Large Greenhouse

Tennis Court

Numerous Log Stores and Potting Sheds



Approaching the formal entrance via the private drive with a turning circle around a magnificent Copper Beech tree, the commanding presence and splendid setting of Wreighburn House reveals itself. The house underwent a major renovation in the 1990's in keeping with its history and style featuring ornate ceiling cornices, decorative ceiling roses, stone mullioned windows, stone flagged floors and grand fireplaces. The accommodation predominantly faces south, flooding the Reception Rooms, Kitchen and Bedrooms with light and warmth. French windows from the Family/Breakfast room, Dining Hall, Orangery and Drawing Room open directly to the garden. Despite the history Wreighburn House has a light and modern feel



Gardens and Grounds

The property is set within extensive well laid out grounds. The house is surrounded by an expansive lawn with mature trees, patio leads from the orangery for outdoor entertainment, perfect for summer barbecues, enclosed by a stone wall, There are three ponds, one of which is fed by a natural spring. A hard surface tennis court is adjacent to the Pavilion with kitchen facilities with w.c. Numerous potting sheds and log store and large Greenhouse for a more sustainable lifestyle.

Location

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.

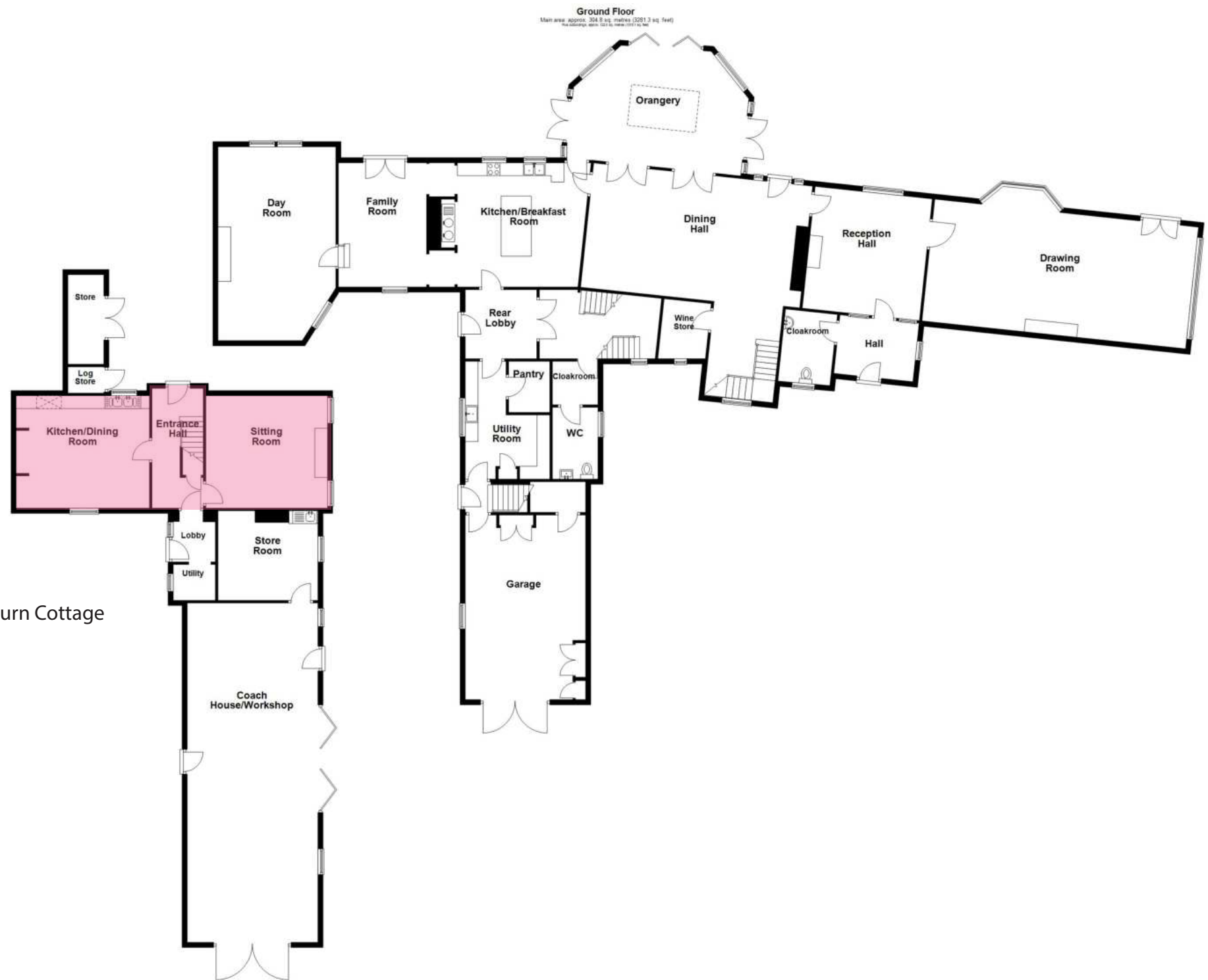
Further services are available in Rothbury. Bus services to Alnwick, Morpeth and Newcastle start in Thropton. Outstanding countryside and numerous opportunities for outdoor leisure activities are on the door-step.

History

Located near the River Coquet at the bottom of Physic Lane, the house stands on the site of the former Hospital of St James, established around 1283. This hospital was a dependency of Hulne Priory and was also referred to as Rothbury or Thropton Hospital. The name 'Physic Lane' likely originates from a physic garden, a herb garden for medicinal plants, that was situated nearby.

The area surrounding Wreighburn House has a rich religious heritage, with historical ties to Catholic, Presbyterian, and Brethren communities. An old stone bearing a cross still stands in the house's grounds, possibly connecting the site to the Knights of St John of Jerusalem. The small pool fed by the a spring was used by Monks walking from Brinkburn to Holystone where in the early days of Northumbroan Christianity St Paulenus was said to have baptised 3,000 converts.



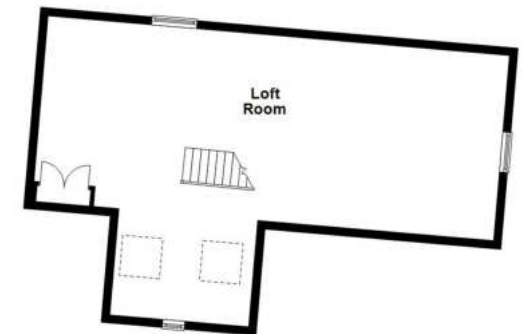


Wreighburn Cottage

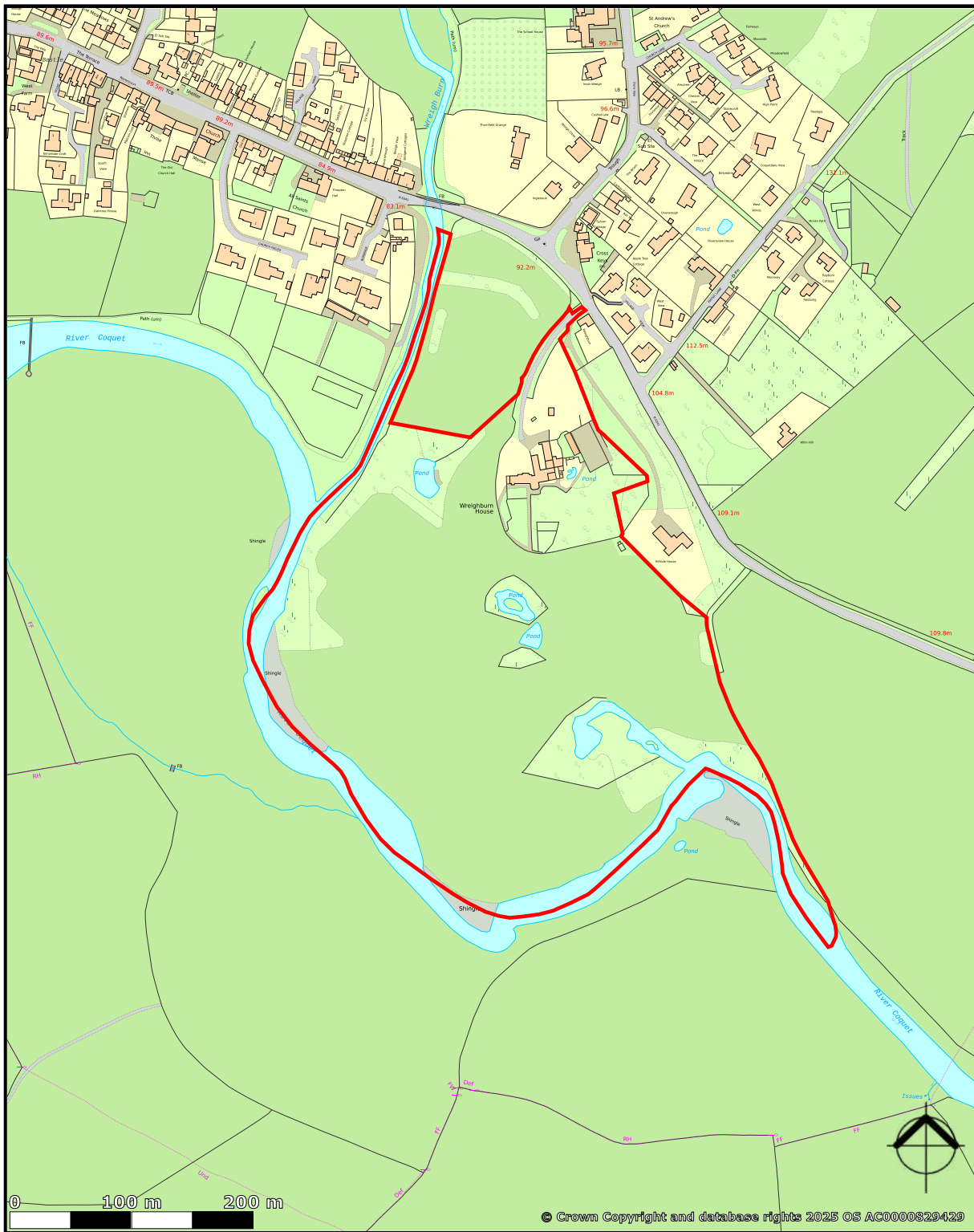
First Floor
Approx. 302.5 sq. metres (3256.2 sq. feet)



Second Floor
Approx. 52.2 sq. metres (563.6 sq. feet)



Wreighburn Cottage











General Remarks & Stipulations

Services

Private spring water supply to the ponds. Mains water to the properties. Septic Tank Drainage. The property has mains electricity. Oil Fired Central Heating system. Log burning Stoves and open fires throughout.

Title Numbers

ND124983

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included in the sale. Otherwise, any curtains, carpets and other fixtures maybe available subject to separate negotiation. All statues and garden ornaments are specifically excluded from the sale but may be available by separate negotiation.

Wayleaves, Easements and Rights of Way

The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Viewing

Strictly by appointment with Ayre Property Services.

Council Tax

Wreighburn House	Council Tax Band H £4,861.40	2025/26
Wreighburn Cottage	Council Tax Band D £2,430.70	2025/26

Energy Performance Certificates

Wreighburn House	Current Rating E
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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.

Date of Information

Particulars Prepared May 2025

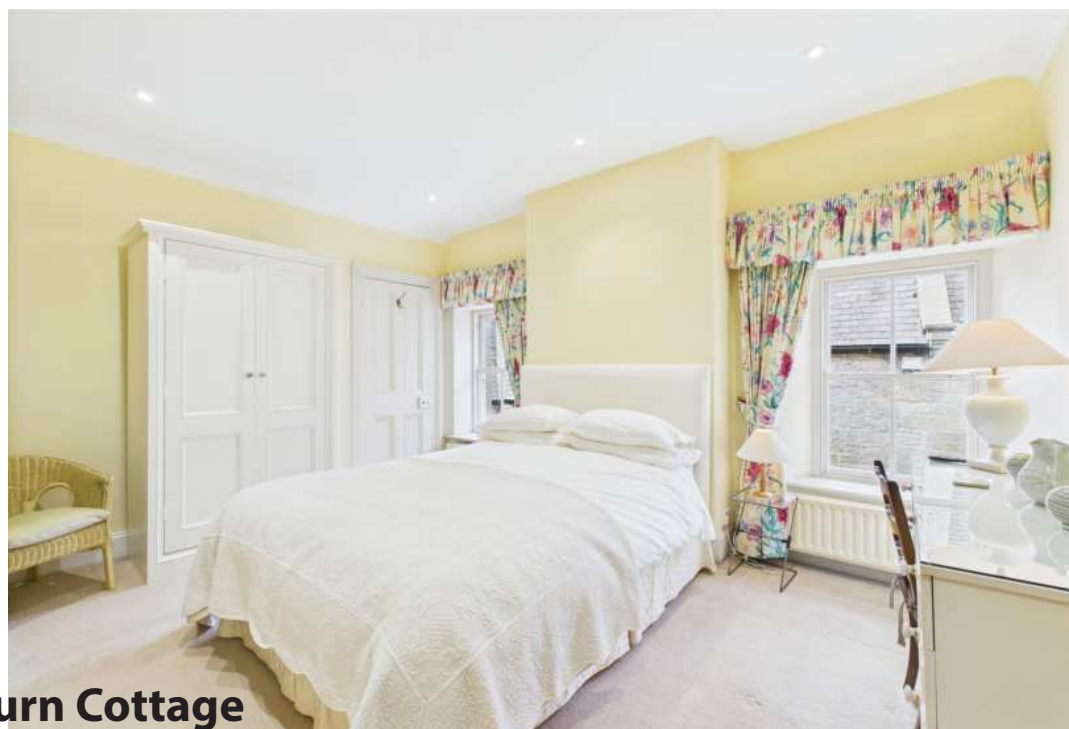








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