



HILL VIEW

HEPPLE, NR. ROTHBURY

£465,000

GUIDE
PRICE

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An exceptionally well-presented house with the most incredible views towards the River Coquet and the Coquet Valley, constructed of stone under a slate roof with the accommodation arranged over two floors. The property has been thoughtfully altered and upgraded to provide a very charming home with particular attention to enjoyment of the fine views to the front elevation and private rear patio and gardens to spill into on warmer evenings and enjoy alfresco entertaining or even watching the dark skies. The Accommodation comprises; On the Ground Floor; Entrance Hall, Sitting Room, with Log Burning Stove, Dining Room with exposed stone wall and hardwood flooring, Breakfasting Kitchen, newly installed with all appliances discreetly integrated and French Doors spilling on to the Patio. Utility Room and separate W.C. On the Second Floor, exceptionally spacious Principal Bedroom with En-Suite Shower Room, this room has dual elevation windows, framing the stunning views, a further Double and Single Bedroom. Family Bathroom. The property extends to approximately 0.15 ha (0.4 acre) and externally there is off road parking for up to four vehicles, EV charging point, outdoor kitchen, vegetable, fruit and herb gardens, tiered lawns. Fruit trees, sheds and raised beds.

Heppele

Heppele is a picturesque village nestled in the Coquet Valley on the edge of the Northumberland National Park approximately four miles west of Rothbury with its amenities, shops, medical services. Thopton with its Shell Forecourt and shop together with local restaurant and pub is only two miles away.

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Over the last few years the property has undergone some upgrades and improvements to include;

‘Infinity’ Shaker Style Wren Kitchen in Navy Blue (under warranty) which has full ‘pull out’ kidney shelves and soft close real wood doors. Integrated appliances include, Oven, Hob, Wine Cooler and Fridge Freezer.

Newly installed French Doors leading out to the patio/garden. Driveway accessed by new composite gates from Charles and Ivy.

New Milano radiators in the Kitchen and Dining Room,

Services

Mains electricity, water and drainage. Log burning stove in Sitting Room. Oil fired central heating boiler. UPVC Double glazing throughout.

Solar Panelling

Less than 12 months old with Tesla Battery, generating solar energy is free, using it to power your home can help protect you from rising energy costs. System will supply power in a power outage.

EV Charging point on drive (both connectors)

Postcode

NE65 7LH

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

Council Tax Band D - £2025/26- 2,380.98

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents.

EPC Rating

Current Rating - D
Full report available upon request.

Location

For detailed directions please contact the selling agents.

Property Reference

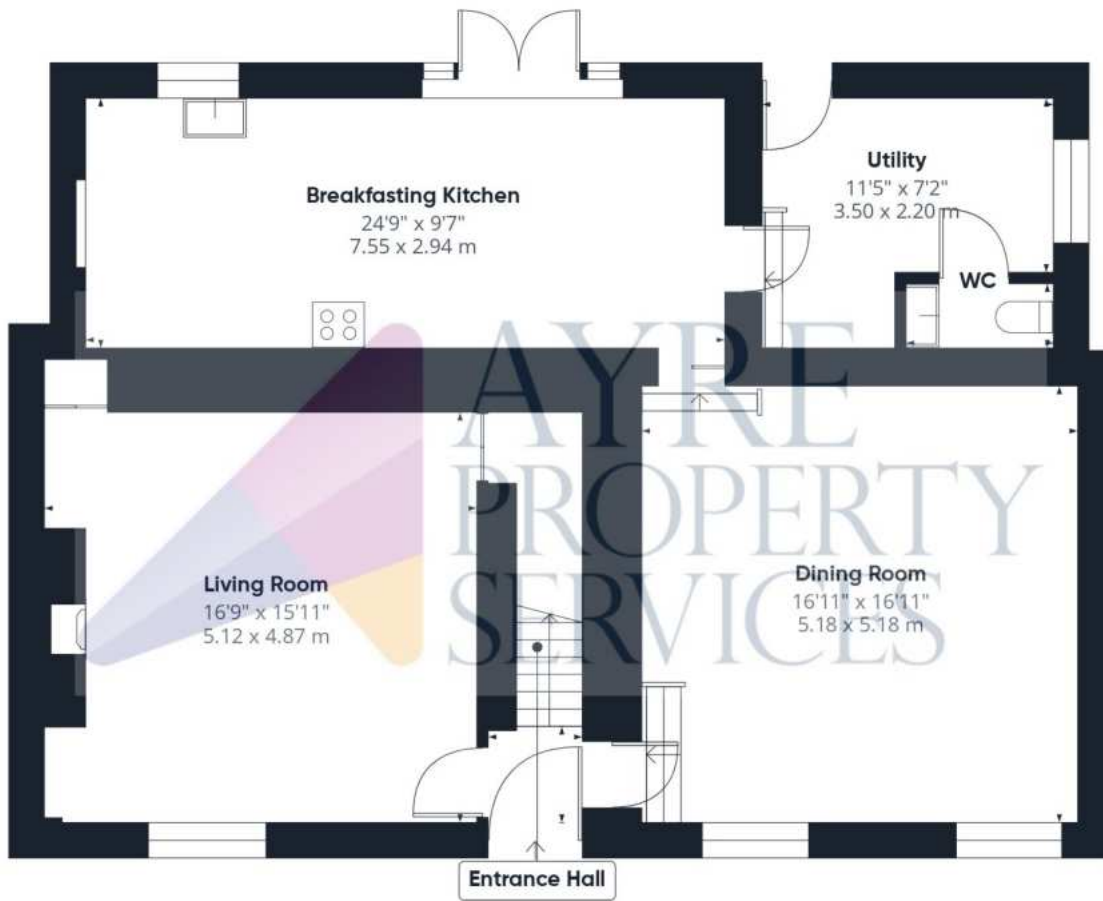
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Details Prepared

June 2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1









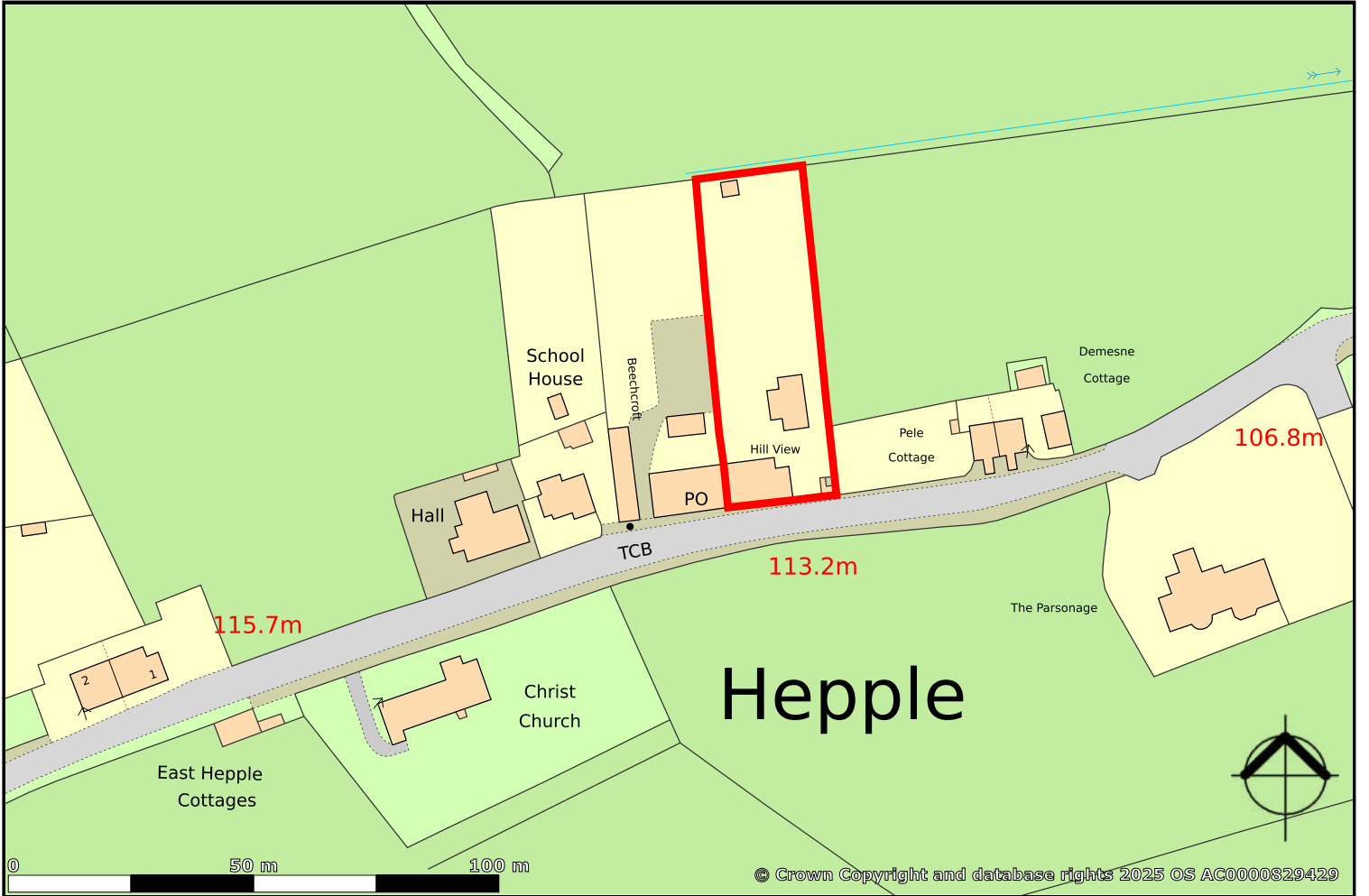


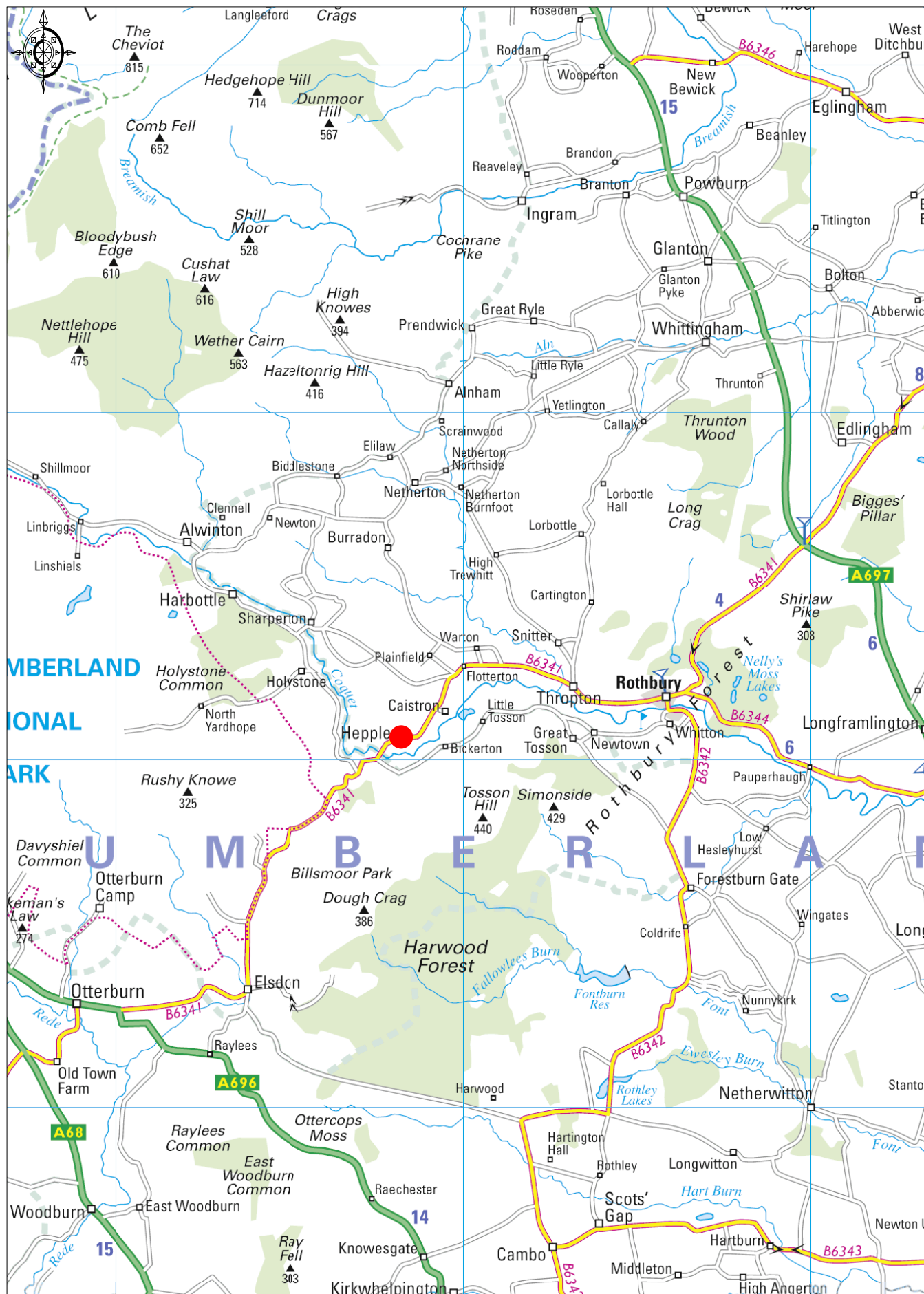












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