



SOUTH CAISTRON FARMHOUSE THROPTON

AYRE
PROPERTY
SERVICES

£600,000

GUIDE
PRICE

01669 621312
ayrepropertieservices.co.uk

An exceptionally well-presented detached stone-built house situated approximately 5 miles west of Rothbury. The property occupies a rural location and stands in attractive gardens and grounds enjoying exceptional views towards the Simonside Hills and surrounding countryside. Dating back to 1900 the property retains many period features including exposed stone walls, and fireplaces. To the side of the property there are range is a workshop/fuel stores and kennel. The accommodation comprises on the Ground Floor; Entrance Porch, Hall, Study, Snug, Bathroom, Breakfasting Kitchen, Garden Room and Large Sitting Room/Dining Room, Utility and W.C. On the First Floor, Four Bedrooms and modern Bathroom. The Farmhouse and grounds extend to approximately a quarter of an acre with very fine gardens, enclosed by hedges, with trees and mature shrubs, pretty gravelled paths and seating area.

Council Tax Band: F - £3,511.01 EPC: E

South Castron

South Castron is a picturesque rural location near Thropton, nestled in the scenic Coquet Valley, offering sweeping countryside views and abundant wildlife. The area is characterised by traditional stone-built properties surrounded by stunning farmland with uninterrupted views. Despite its peaceful and secluded setting, South Castron is conveniently located a short distance from the village of Thropton. Amenities in Thropton include a village hall, music centre (Coquetdale Music Trust) a public houses/restaurant. The village has a first school, and 3 churches. The opening of the village grocery store and petrol forecourt is a welcome addition to the village and valley. Known as the 'Capital of Coquetdale' Rothbury lies approx. 5 miles away facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services and a full range of local shops. Community groups throughout the Valley include Makers Markets, Repair Cafes, Lunch Clubs, Red Squirrel Groups and various exercise and wellness sessions.

Services

ains electricity, water and septic tank drainage. Oil Fired Central Heating.

Postcode

E 5 LG

Local Authority

orthumberland County Council
Tel: 01 0 000

Council Tax

Band F - £ 3,511.01 5/

Tenure

Freehold

Mobile Phone Coverage

EE	Poor
odafone	Fair
Three	Poor
O	Fair

Broadband

Basic	bps
Superfast	0 bps

Satellite

BT	Available
Sky	Available
irgin	ot Available

EPC Rating

Current Rating - E
Full report available upon request.

iewing

Strictly by appointment with the selling agents.

Location

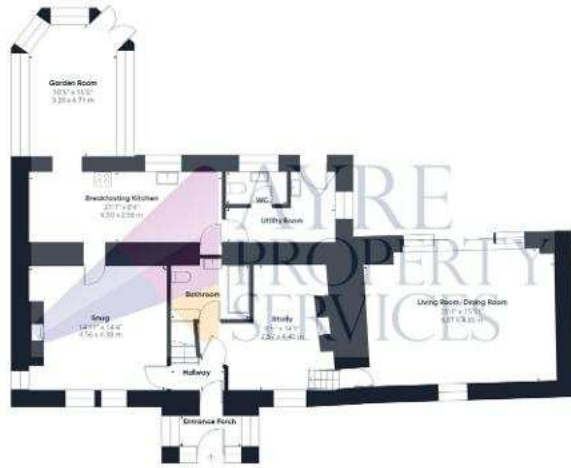
For detailed directions please contact the selling agents.

Details Prepared: October 0 5

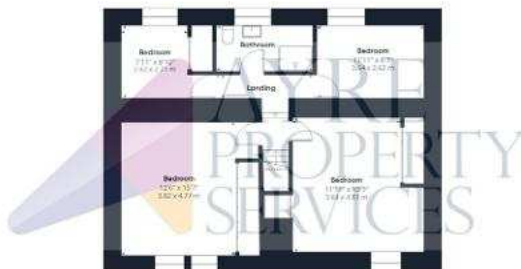
Property Reference 90 5



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2095 ft²
194.8 m²

Reduced headroom

4 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
— Below 5 ft/1.5 m

Calculations reference the RICS (RICS) IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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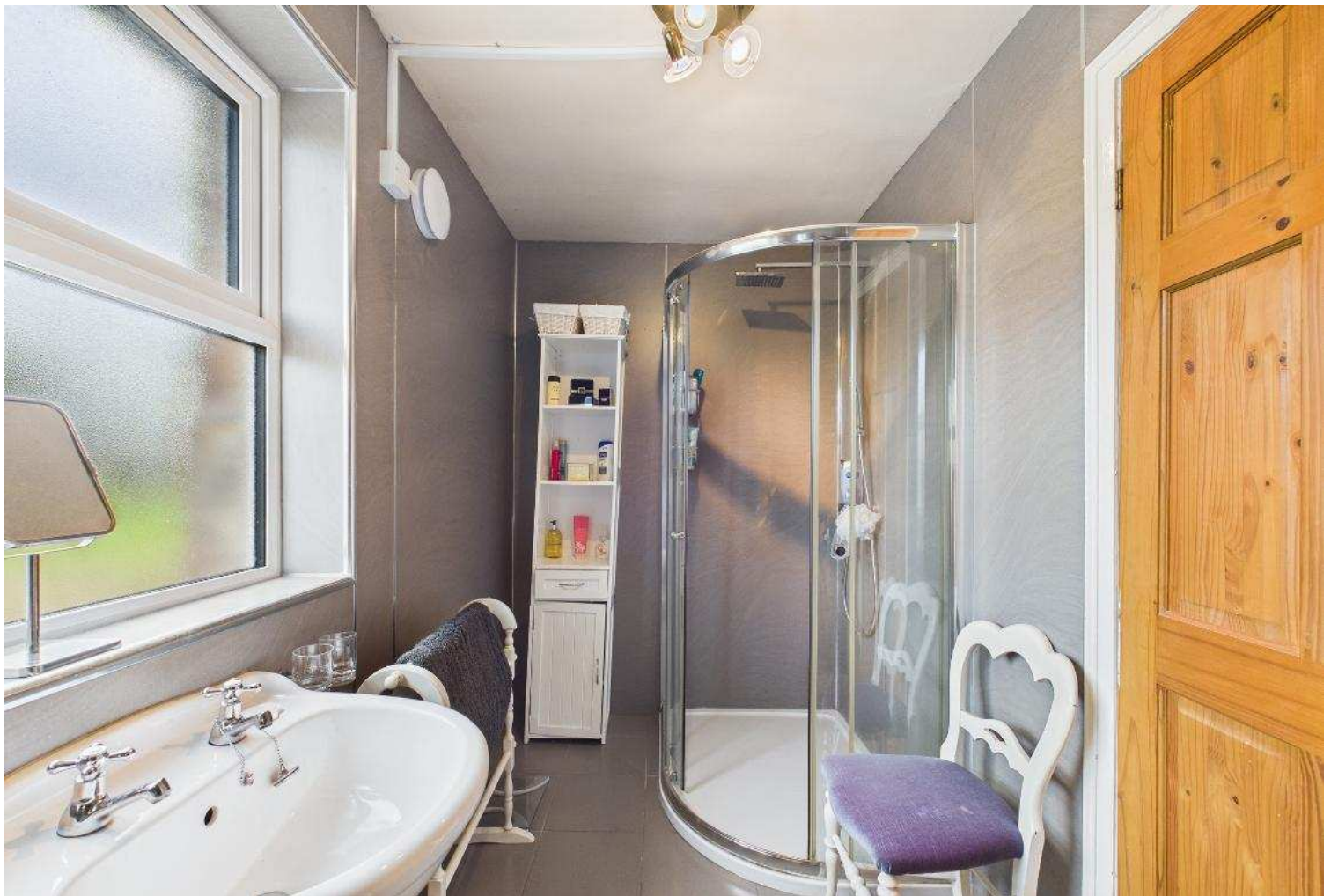








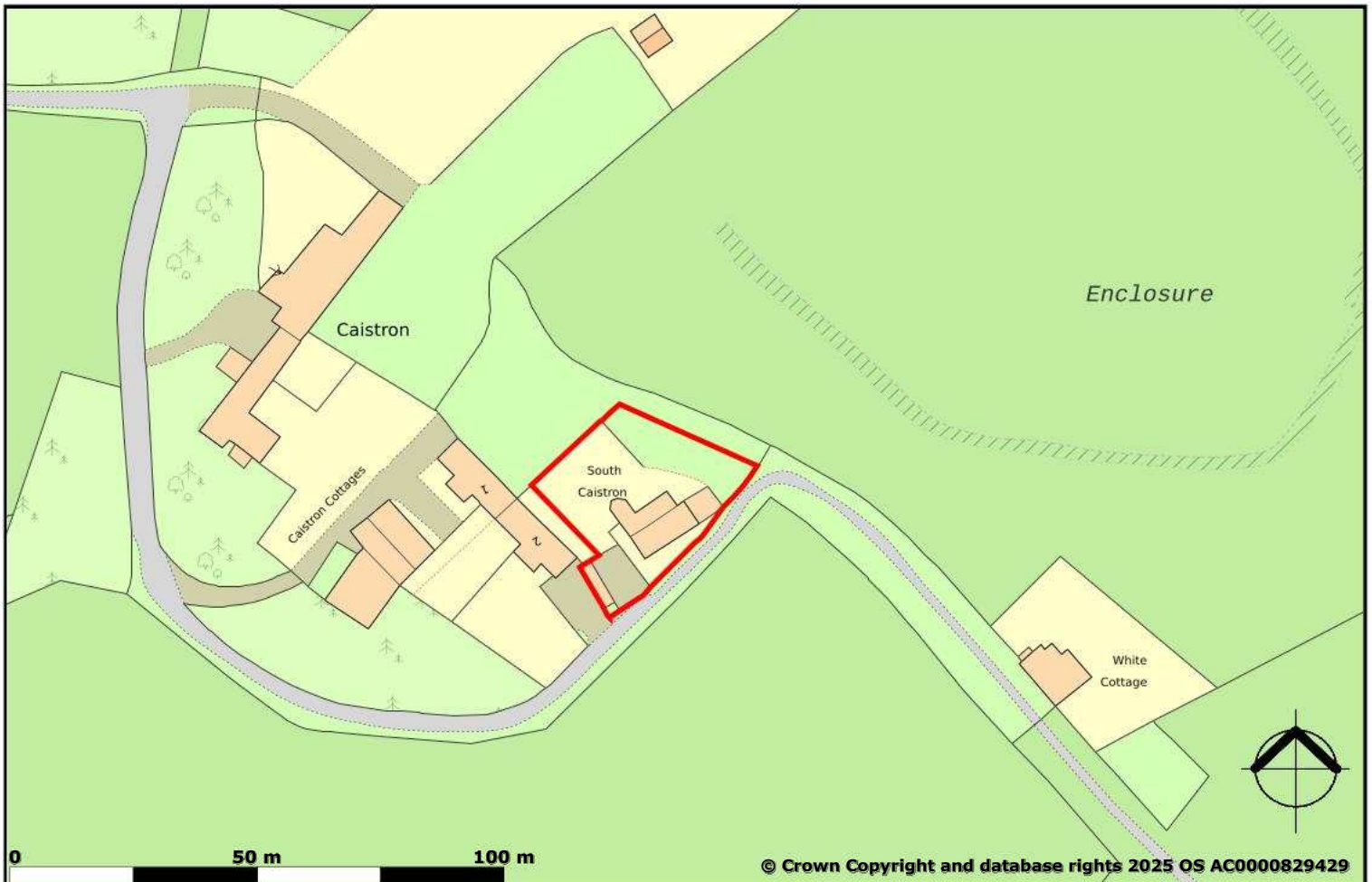






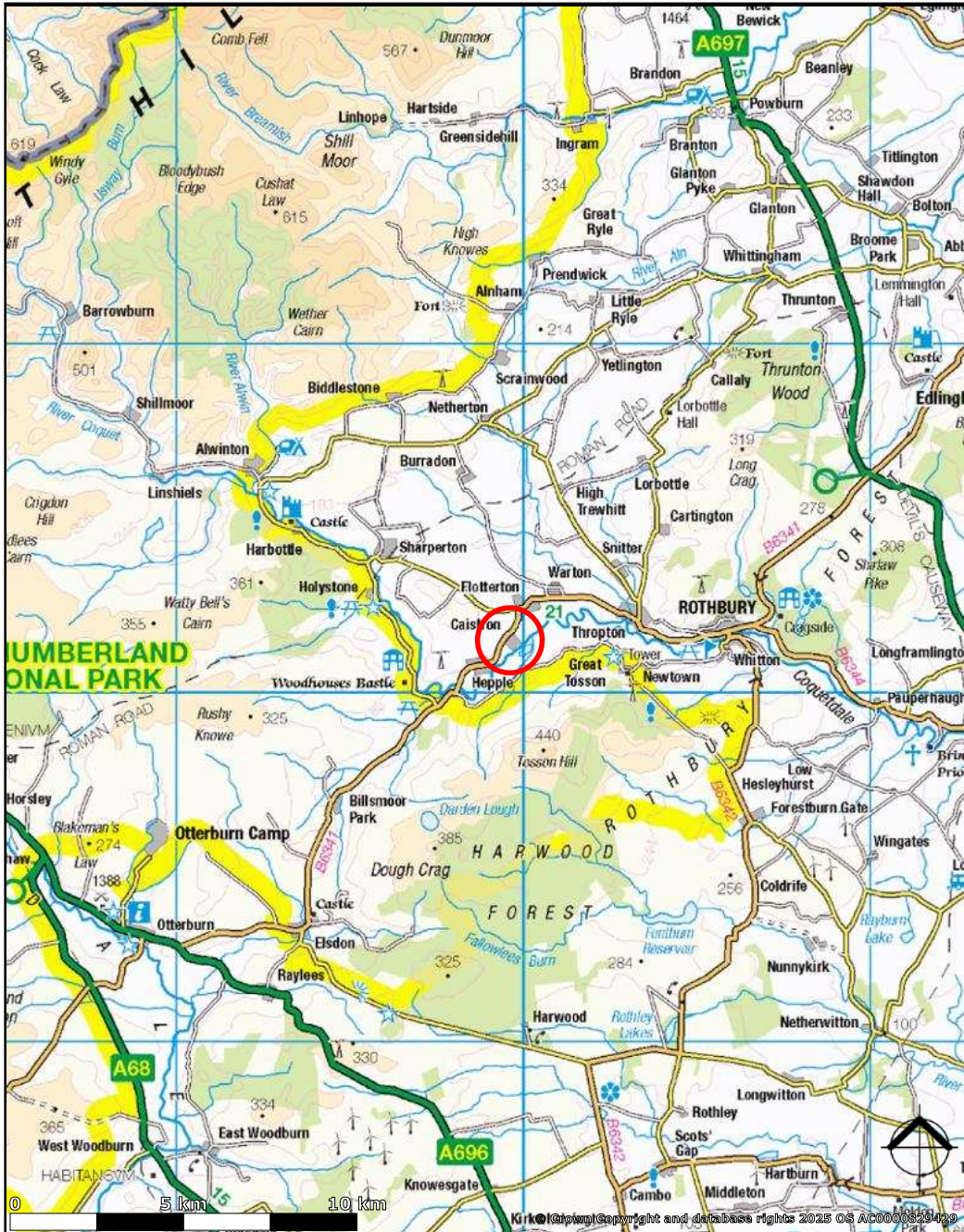


South Caistron Farmhouse, Thropton, Morpeth, NE65 7LG



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0 007 017 0171

0 161 017 0171

0 161 017 0171

Important notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an offer 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.