



Iona,
Thropton , Northumberland NE66 7LU



**Iona
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£235,000**

Set in the sought-after village of Thropton, in the heart of Northumberland's Coquet Valley, Iona is a detached bungalow offering easy single-level living, ideal for a couple looking to retire somewhere special. A bright sunroom entrance leads into a central hallway, with a generous living room featuring a fireplace, a well-proportioned kitchen with a separate utility room and WC, and a second sunroom opening onto the rear garden. There are two double bedrooms and two bathrooms. The home benefits from oil-fired central heating, full double glazing, and while it would benefit from a degree of modernisation, this gives new owners the chance to make it truly their own. Outside, a large driveway provides ample parking, and the enclosed rear garden is a blank canvas for keen gardeners. With the village pub on the doorstep, Rothbury a short drive away and the Northumberland National Park close by, Iona is a home with plenty of potential in a wonderful setting.



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.

Services

Mains Electricity, Water & Drainage. Oil Central Heating. Fully Double Glazed.

Distances

Alnwick - 14 miles
Alnmouth Train Station - 18 miles
Morpeth - 18 miles
Newcastle City Centre - 34 miles
Newcastle Airport - 34 miles

Tenure: Freehold
Title Number - ND75650

Local Authority: Northumberland County Council
Council Tax Band B - £2,020

Energy Performance Certificate

Current Rating D

Viewings

Strictly by appointment with the Selling Agents

What3Words

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		







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Important Notice

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