



Thropton Demesne Farmhouse, Thropton Morpeth, Northumberland NE65 7LT

SITUATION AND DESCRIPTION

Thropton Demesne Farmhouse is a substantial double fronted, six bedroom detached Northumbrian farmhouse set within mature gardens and grounds, towards the western edge of the Village of Thropton enjoying spectacular southerly views towards the Simonside Hills. This excellent family home offers extensive and versatile living accommodation arranged over two floors which is currently utilised as a successful Bed and Breakfast.

This well appointed and beautifully presented property has accommodation which briefly comprises: entrance hallway, sitting room, open plan lounge and dining room, conservatory, breakfasting room, rear lobby, cloakroom/wc, utility, store room, breakfasting kitchen with Aga, ground floor double bedroom with en-suite bathroom. On the first floor: five further double bedrooms – three with en-suites and a further two shower rooms. Externally the property is positioned within well planned mature gardens, there is extensive off street parking for 6 – 8 cars, turning area and space available for the construction of garaging (subject to obtaining all required consents). There is a useful detached timber workshop which could equally form a home office area and a further garden shed. The gardens enjoy stunning rural views with a southerly aspect towards the Simonside Hills.

Thropton provides village amenities including two public houses with restaurants, village shop and petrol station as well as the local school. A range of further amenities are available within the bustling market town of Rothbury approximately two miles away, providing a good range of traditional shops, leisure facilities and further schooling. The larger market towns of Alnwick lies approximately twelve miles to the north east, whilst Morpeth with its East Coast Main Line rail station lies approximately 15 miles to the south east, with the city of Newcastle upon Tyne further to the south approximately 22 miles.

DIRECTIONS

Heading west through Rothbury, in just over two miles you will come to the village of Thropton passing the Cross Keys pub on the right, down the bank and over the small hump back bridge, past the Three Wheat Heads pub on the left hand side, and approximately a further 200 yards past the Memorial Hall, also on the left you will see a sign for Thropton Demesne, turn down the private surfaced lane and the property is the last turning on the left on to the private gravelled driveway.

The property comprises:

ENTRANCE HALLWAY

With five panelled front door and window light providing natural light to this area, terracotta coloured tiled floor, radiators, wall lights, balustrade staircase leading to the first floor accommodation, and connecting door to a small inner lobby with access to the under stair storage cupboard.

SITTING ROOM

15'01 x 13'06 (4.60m x 4.11m)

A comfortable traditional reception room, the focal point of which is the stunning period fireplace with marble surround and arched cast iron inner with open fire, useful recessed storage cupboards, stunning views south towards the Simonside Hills, shuttered sliding sash window, picture rail.

LOUNGE (FRONT)

13'09 x 15'0 (4.19m x 4.57m)

An excellent and versatile reception space connecting through in an open plan arrangement through to the dining area. This light and spacious reception room has two sliding sash shuttered windows to both front and side elevations providing a good degree of available natural light as well as excellent rural views. There is a period style inglenook fireplace with ornate cast iron wood burning stove, dado rail.

DINING AREA

10'8 x 14'4 (3.25m x 4.37m)

An excellent entertaining space connecting directly through to the study and kitchen beyond in one direction, and to the side elevation a double glazed sliding door opens out through to the conservatory and breakfasting room.

CONSERVATORY

7'08 x 8'03 max (2.34m x 2.51m max)

Plus 11'06 x 10'7 max (3.51m x 3.23m max)

An excellent addition to this spacious family home which provides a delightful breakfasting room with superb southerly views towards the Simonside Hills, double glazed windows, double glazed access door leading to the side patio and garden. The door connects through to the study.

BREAKFASTING ROOM

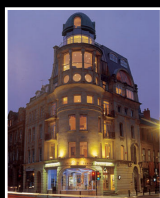
10'05 x 12'09 (3.18m x 3.89m)

With ceramic tiled floor extending through to the rear lobby and kitchen, glazed roof, recessed boiler room with central heating boiler and immersion cylinder, radiator.



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REAR LOBBY

With timber battened rear door, skylight window, louvre door cloaks cupboard, door to cloakroom/wc.

CLOAKROOM/WC

With white pedestal wash hand basin, close coupled wc, ceramic tiled floor, part tiled walls, opaque glazed window, connecting door to utility.

UTILITY

7'0 X 5'11 (2.13m x 1.80m)

With a range of white coloured panel fronted wall cabinets, contrasting grey roll top work surface, space for automatic washing machine and dryer, ceramic tiled floor, double glazed Velux roof light, part tiled walls, door to store room.

STORE ROOM

11'04 x 5'11 (3.45m x 1.80m)

A useful storage room with window, power points and external door.

Returning through to the study, a door leads directly off through to the breakfasting kitchen.

BREAKFASTING KITCHEN

15'11 x 15'05 max (4.85m x 4.70m max)

A well proportioned country style kitchen breakfast room with four oven oil fired Aga with three hotplates,, storage shelf and hanging rail above, recessed pantry cupboard, shuttered sash window to the side elevation and a double glazed window to the rear, dark grey ceramic tiled flooring continues through from the study area, there is a range of hand built and cream painted panel fronted floor and wall cabinets, book shelving, twin Belfast sink with period style mixer tap, splash back tiling. There is a beamed ceiling and access door returning through to the main reception hall once again.

GROUND FLOOR

BEDROOM ONE

13'01 x 12'05 (3.99m x 3.78m)

An attractive and well proportioned double bedroom with shuttered sash window to the side elevation of the property, an excellent fitted wardrobe suite providing extensive hanging and storage space, as well as dressing table and drawers, radiator, recessed shelving cupboard, door to en-suite bathroom.

ENSUITE BATHROOM

10'11 x 6'11 (3.33m x 2.11m)

Formed from an extension to the rear of the property to produce a charming bathroom suite with white fittings comprising, pedestal wash hand basin, close coupled wc, period cast iron roll top enamel bath with claw and ball feet, chrome framed corner cubicle shower, double glazed window to rear with opaque glass finish, ceiling spotlights, radiator.

FIRST FLOOR

LANDING AREA

With balustrade handrail, skylight window, connecting door through to front lobby area with access to bedrooms two and three.

BEDROOM TWO

13'02 x 15'0 (4.01m x 4.57m)

A superb double or twin bedroom with sliding sash windows providing views to two elevations, south to the Simonside Hills and west along the Coquet Valley, with charming period fireplace with cast iron grate and tiled inset, radiator, wash hand basin with splash back tiling and wall mirror.

ADJACENT SHOWER ROOM TO BEDROOM TWO

8'01 x 5'04 (2.46m x 1.63m)

With pedestal wash hand basin, splash back tiling, close coupled wc, period style fittings, chrome framed corner cubicle shower, extractor fan, ceiling spotlights, radiator.

BEDROOM THREE

13'0 x 15'01 (3.96m x 4.60m)

Another well proportioned double bedroom situated to the front southerly aspect of the property with commanding views towards the Simonside Hills via the sash window, period fireplace with marble surround and tiled cast iron inner, picture rail, radiator, recessed fitted wardrobe.

ENSUITE BATHROOM

8'01 x 5'04 (2.46m x 1.63m)

With white suite comprising closed coupled wc, pedestal wash hand basin, panelled bath with shower over and shower screen, excellent views via the sash window towards the Simonside Hills, radiator, and extractor fan and recessed lighting.



BEDROOM FOUR

12'06 x 9'08 (3.81m x 2.95m)
plus 5'0 x 5'08 (1.52m x 1.73m)

An attractive double bedroom situated to the rear and side elevation of the property, with two sash windows and radiator.

ENSUITE SHOWER ROOM

7'0 x 5'04 (2.13m x 1.63m)

With white suite comprising pedestal wash hand basin, close coupled wc, chrome framed corner cubicle shower, extractor fan, ceiling spotlights, radiator, and tiled floor.

BEDROOM FIVE

12'05 max x 10'11 max (3.79m x 3.33m)

Another good double bedroom, this time situated to the side westerly elevation of the property with delightful views beyond the garden along the Coquet Valley, wood laminate flooring, pedestal wash hand basin with splash back tiling, cast iron period fireplace, radiator, picture rail. There is an adjacent but one shower room for the use of this bedroom.

BEDROOM FIVE SHOWER ROOM

7'02 x 5'01 (2.18m x 1.55m)

With suite comprising pedestal wash hand basin, splash back tiling, and close coupled wc, chrome framed corner cubicle shower, ceiling spotlights, extractor fan, opaque glazed window, radiator.

BEDROOM SIX

15'05 x 8'05 (4.70m x 2.56m)

A double bedroom situated to the rear of the property with skylight window, sash window with views to the Coquet Valley beyond the garden, wood laminate flooring, radiator, cast iron period fireplace, door to en-suite.

ENSUITE

7'01 x 9'11 (2.13m x 3.02m)

With suite comprising pedestal wash hand basin, splash back tiling, and close coupled wc, chrome framed corner cubicle shower, sash window to the side elevation, radiator, wood laminate flooring, cast iron period fireplace, measured to include a useful lockable store cupboard.

EXTERNAL

The property is approached via a private shared surfaced driveway leading through to the private driveway of The Thropton Demesne just beyond the small copse of trees at the boundary with the lane. There is a generous

gravelled driveway providing extensive off street parking and space for the construction of a detached garage, should purchasers require (subject to obtaining all the required consents).

OUTBUILDINGS

A very useful detached timber built workshop, which could be utilised as a home office if required, and further timber garden shed.

Delightful mature grounds extend to a lawned area with trees immediately adjacent to the parking area from which a gravelled path leads around to the front of the property and the main entrance door. There is a dry-stone wall beyond which lies the enclosed lawned side garden area with stunning southerly aspect views towards the Simonside Hills. This garden extends around the principal garden at the front of the property, which again enjoys similarly excellent views. There is an access way around to the easterly side of the property leading to the rear, which eventually connects around through to the workshop.

SERVICES

Thropton Demesne is connected to mains electricity and water, drainage is via a septic tank. There is an oil fired central heating system to radiators.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Tax Band F

ENERGY PERFORMANCE RATING

Grade: F

AGENTS NOTE

All external photography was taken in 2007.

Details prepared: 30/1/15

Ref: HMA RAJ SY/V1



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