



West Farm End, Thropton

Morpeth, Northumberland NE65 7LT

SITUATION AND DESCRIPTION

A rare opportunity to purchase this beautifully presented four bedroom stone built detached property, occupying a fabulous garden site of approximately ½ an acre towards the edge of the village of Thropton, with stunning views looking south over the surrounding countryside with the back drop of the Simonside Hills. The property was individually designed and built in 1989 and has been upgraded and modernised with the addition of a beautiful conservatory by the current owners to offer spacious accommodation finished to a high standard within the privacy of a generous garden site, whilst making the most of its fabulous surroundings and all principal accommodation.

The accommodation briefly comprises: entrance lobby giving access to the hallway with cloakroom/wc, a well-appointed fitted kitchen and dining room with patio doors giving access onto the rear gardens, study, separate utility room with additional wc, stunning 24ft lounge space with picture windows from which to enjoy the surrounding Simonside Hills, as well as an Inglenook style fireplace with wood burning stove. A high quality conservatory bringing the gardens and surroundings into the living space. The bedroom accommodation consists of a master bedroom with en-suite shower room/wc and a comprehensive range of fitted wardrobes, three further double bedrooms – two of which also have quality fitted wardrobes and a family bathroom/wc. Externally the property sits within ½ an acre of mature private gardens with ample off road parking and attached double garage.

The property benefits from LPG gas central heating to radiators, double glazing, and now enjoys high speed broadband within the village.

The village of Thropton has local amenities which include two public houses with restaurants, village shop/post office, petrol station and local school. A further range of amenities are available within the busy market town of Rothbury approximately 2 miles away providing an excellent range of traditional shops, leisure facilities and further schooling. The larger market towns of Alnwick approximately 12 miles to the north east and Morpeth with its East Coast Main Line rail station approximately 15 miles to the south east offering a more extensive range of amenities with Newcastle City Centre a further 22 miles to the south.

The property comprises:

ENTRANCE LOBBY

With dado rail, radiator and oak finished composite door giving access to the hall.

HALLWAY

Radiator with cover, dado rail and telephone point.

CLOAKROOM/WC

Comprising close coupled wc, pedestal wash hand basin, dado rail, part tiled walls, radiator with cover and double glazed window.

From the hallway access doors lead to the principal reception space as well as the bedroom accommodation.

KITCHEN DINING ROOM

17'10 x 10'0 (5.44m x 3.05m)

Plus 14'0 x 11'3 (4.27m x 3.43m)

The beautifully appointed kitchen area has been fitted with a range of cream wall and base units with solid oak work



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surfaces extending to a breakfast bar. There is tiled splashbacks, under unit lighting, Rangemaster Range with gas hob and electric ovens, extractor hood over, ceramic one and a half bowl sink unit and drainer with mixer tap, integrated dishwasher and fridge. There is a double glazed window to the rear as well as a shelved walk-in pantry. The dining area is open plan to the kitchen and has a part tiled floor, radiator with cover and double glazed sliding patio doors with glazed side panels giving access on to the rear gardens, from which the views of the surrounding countryside can be enjoyed.

STUDY

12'5 x 6'1 (3.78m x 1.85m)

With double glazed window to the front of the property and has been fitted with a range of furniture to include desk, storage cabinets and drawers. There is a radiator with cover.

Access from the kitchen to the rear lobby.

REAR LOBBY

With oak finished composite access door to the rear, tiled floor, door to garage as well as access to the utility/wc.

UTILITY/WC

6'1 x 6'0 (1.85m x 1.83m)

Fitted with a range of base units including complementary roll top work surface, stainless steel sink unit and drainer with mixer tap, plumbing for automatic washing machine, low level wc, tiled floor, radiator and double glazed window to the rear.

LOUNGE

15'1 x 24'3 (4.60m x 7.39m)

A stunning principal reception room which has as its focal point an Inglenook stone fireplace with timber mantle and

stone flagged hearth incorporating a wood burning stove. The main focus of the room are two large picture windows overlooking the rear of the property taking in the fabulous views of the Simonside Hills and surrounding countryside with additional single access door onto the garden, radiator with cover and TV point.

CONSERVATORY

14'4 x 10'0 (4.37m x 3.05m)

The UPVC pitched roof conservatory is an ideal position from which to take in the gardens as well as those stunning views. There are French doors as well as three further single access doors from which to bring the garden in leading out onto the decking and gardens beyond.

INNER HALL

Accessed from the hall is an inner hall which leads to all main bedroom accommodation, with dado rail, radiator with cover, loft access hatch, shelved airing cupboard as well as an additional storage cupboard with hanging and shelving space.

BEDROOM ONE

16'6 x 9'11 including en-suite, plus wardrobes (5.03m x 3.02m including en-suite plus wardrobes)

A lovely master bedroom which has been fitted with a comprehensive range of fitted wardrobes to one wall providing ample hanging and shelving space, two radiators, TV point and two double glazed windows to the side of the property.

EN-SUITE SHOWER ROOM

Comprising of shower cubicle with mixer shower, pedestal wash hand basin with vanity mirror, close coupled wc and extractor fan.



BEDROOM TWO

11'8 x 11'4 (3.56m x 3.45m)

A double bedroom with double glazed window to the side and radiator.

BEDROOM THREE

13'0 x 11'4 plus wardrobes
(3.96m x 3.45m plus wardrobes)

A double bedroom with double glazed window to the side, fitted wardrobes to one wall providing ample hanging and shelving space and radiator.

BEDROOM FOUR

14'10 x 9'1 plus wardrobes
(4.52m x 2.77m plus wardrobes)

Fitted with a range of wardrobes providing hanging and shelving space, radiator and double glazed window to the side.

BATHROOM/WC

7'5 x 7'4 (2.26m x 2.24m)

Comprising panel bath with pedestal wash hand basin, close coupled wc, part tiled walls, separate shower cubicle, radiator with towel rail, extractor fan and double glazed window.

EXTERNALLY

The property is accessed to the front via a lane from the village and has a timber five bar gate leading on to a surfaced driveway, which provides off road parking for several cars and leads to the double garage.

DOUBLE GARAGE

16'11 x 16'4 (5.16m x 4.98m)

The double garage has two up and over doors, double glazed side window, power and lighting.

The driveway is lined via mature hedging and trees and the property is surrounded by extensive mature lawned gardens, with a large patio area to rear with decking. There are a number of mature trees, well-stocked borders and insets as well as an additional raised patio area ideal for outside entertaining. To the side of the property there is a fruit and vegetable garden as well as an external store which is part of the house, which houses the central heating boiler.

SERVICES

The property has mains electricity and water, private drainage and LPG gas central heating.

TENURE

Freehold

COUNCIL TAX

Tax Band D

ENERGY PERFORMANCE RATING

Grade: E

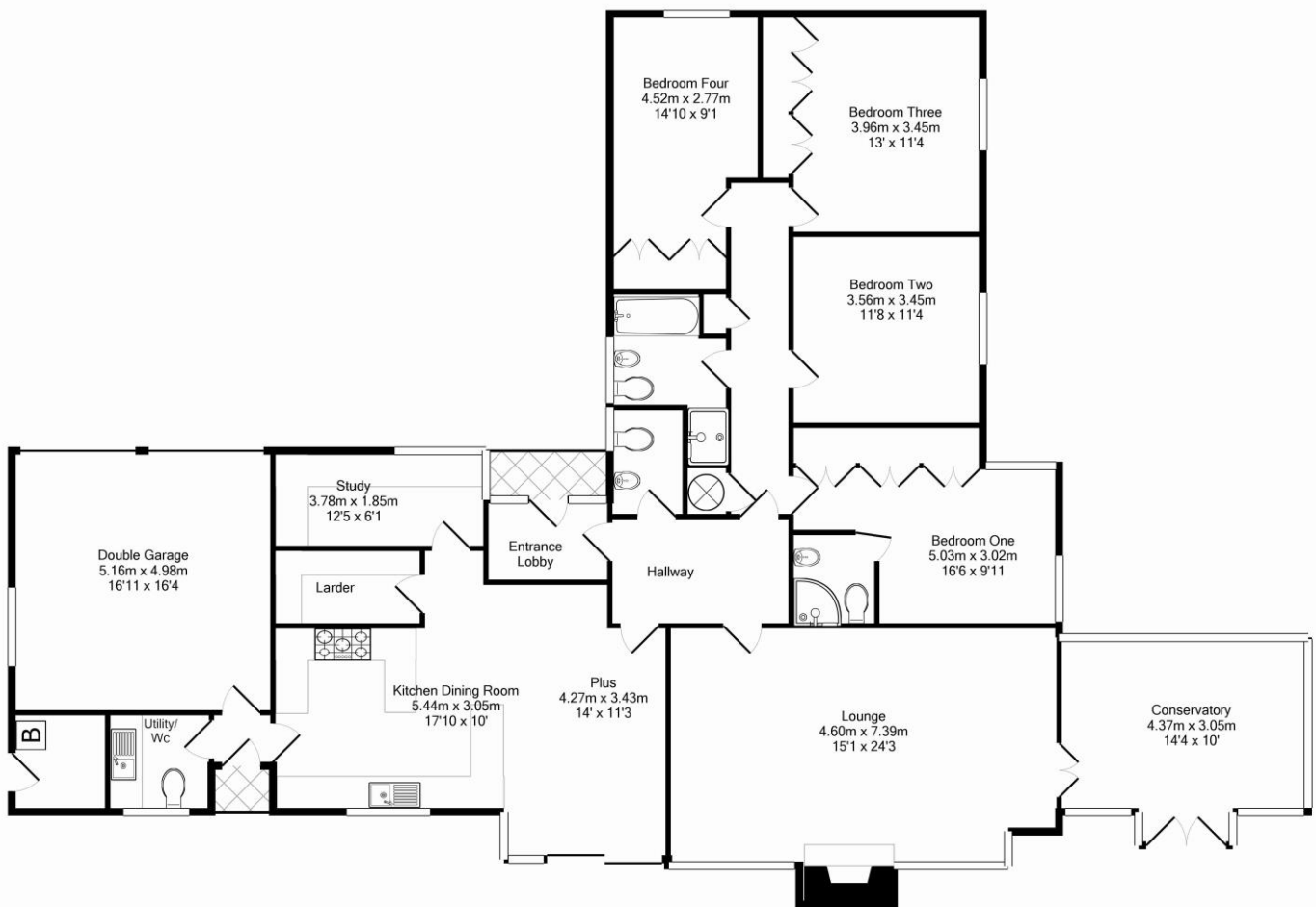
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