



Brackenside | Thropton | NE65 7JE

£335,000

A rare opportunity to acquire a detached bungalow in a private rural setting near Thropton village and Rothbury, enjoying a substantial half acre plot, beautiful open countryside views and exceptional potential. This property offers spacious accommodation including a generous reception room, kitchen with utility and store, two double bedrooms, bathroom and separate W.C., together with exciting scope to refurbish, extend or further develop (subject to the necessary consents) in this highly sought-after Northumberland location.

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DETACHED BUNGALOW

SHORT DRIVE TO ROTHBURY

DRIVEWAY

OPEN COUNTRYSIDE VIEWS

TWO DOUBLE BEDROOMS

NO ONWARD CHAIN

LARGE REAR GARDENS

PEACEFUL RURAL SETTING

For any more information regarding the property please contact us today

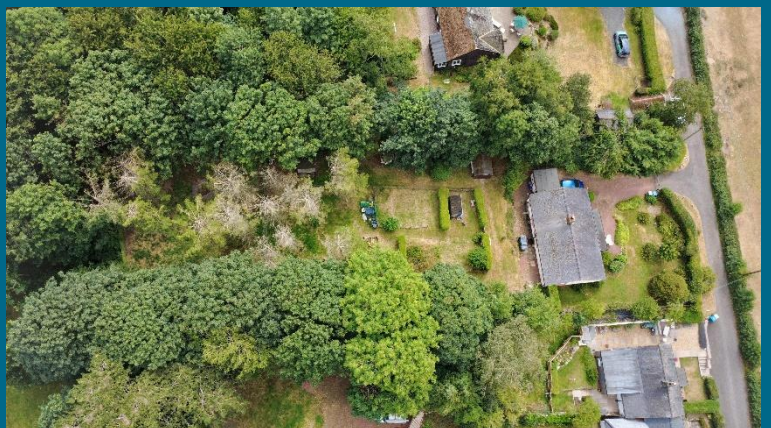
Enjoying a wonderfully private and rural setting on the outskirts of Thropton, this detached bungalow occupies a substantial plot with stunning open countryside views and offers a rare opportunity to create a truly exceptional home.

Situated along a quiet lane just outside the village, the property is surrounded by attractive gardens and benefits from a peaceful position that perfectly captures the beauty of the Northumberland countryside. While the accommodation would now benefit from a programme of modernisation, it presents fantastic potential for buyers looking to refurbish and personalise the existing bungalow. The generous plot may also offer scope for extension or further development, subject to the necessary consents.

The accommodation comprises a spacious reception room located at the front of the property, featuring large windows that overlook the garden and take full advantage of the far-reaching rural views. To the rear, there is a kitchen with adjoining utility room and separate store, providing useful ancillary space and excellent potential for reconfiguration if desired.

There are two well-proportioned double bedrooms, together with a family bathroom and separate W.C.

Properties in such private countryside locations rarely become available, particularly those offering such significant potential for improvement and enhancement. This is an excellent opportunity for purchasers seeking a rural lifestyle, investment project, or a property with the scope to create a bespoke country home in one of Northumberland's most desirable areas.



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HALL

Loft access hatch | Radiator | Coving to ceiling | Access to living/dining room, bedrooms, bathroom, W.C. kitchen and storage cupboards with hang rails | Wall lights | Radiator

LIVING/ DINING ROOM

20'1" x 11'11" (6.12m x 3.62m)

Dual aspect room including a square walk-in bay window | Electric storage heater | Radiators | Fireplace (currently not in use) | Door to kitchen

KITCHEN

10'9" x 12'0 (3.27m x 3.65m)

Fitted base units and worktops | Stainless-steel sink | Space for free-standing electric cooker | Space for washing machine | Tiled walls | Window to rear | Log burner fire with hearth | Radiator | Pantries

REAR HALL

Leading to utility and storage cupboard/coalhouse and external door to rear garden

UTILITY ROOM

7'0" x 4'5" (2.13m x 1.35m)

Windows | Fitted shelves | Electric power sockets

BEDROOM ONE

13'11" x 12'4" (4.23m x 3.76m)

Radiator | Electric storage heater | Window to front | Fitted storage cupboards and wardrobes | Coving to ceiling

BEDROOM TWO

11'9" x 9'11" (3.59 x 3.01m)

Window to front | Built in cupboards and wardrobes | Electric storage heater | Radiator

BATHROOM

Bath with shower over | Pedestal wash-hand basin | Heated towel rail | Fully-tiled walls | frosted window

W.C.

Close-coupled W.C. | Fully-tiled walls | Frosted window



EXTERNALLY

The mature front garden is planted with a comprehensive range of trees, shrubs and bushes, and features a gravelled seating area with a south facing aspect. Leading off the lane, the private drive has double gates and offers multi-vehicle parking. Side access leads to the substantial rear garden which is divided into sections and offers stunning countryside views. From an elevated position.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic tank (installed approx. 1986 – see branch for more details)

Heating: Oil central heating, electric storage heaters, and a wood burning stove

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway

Access road: private lane with shared maintenance costs between neighbouring properties

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

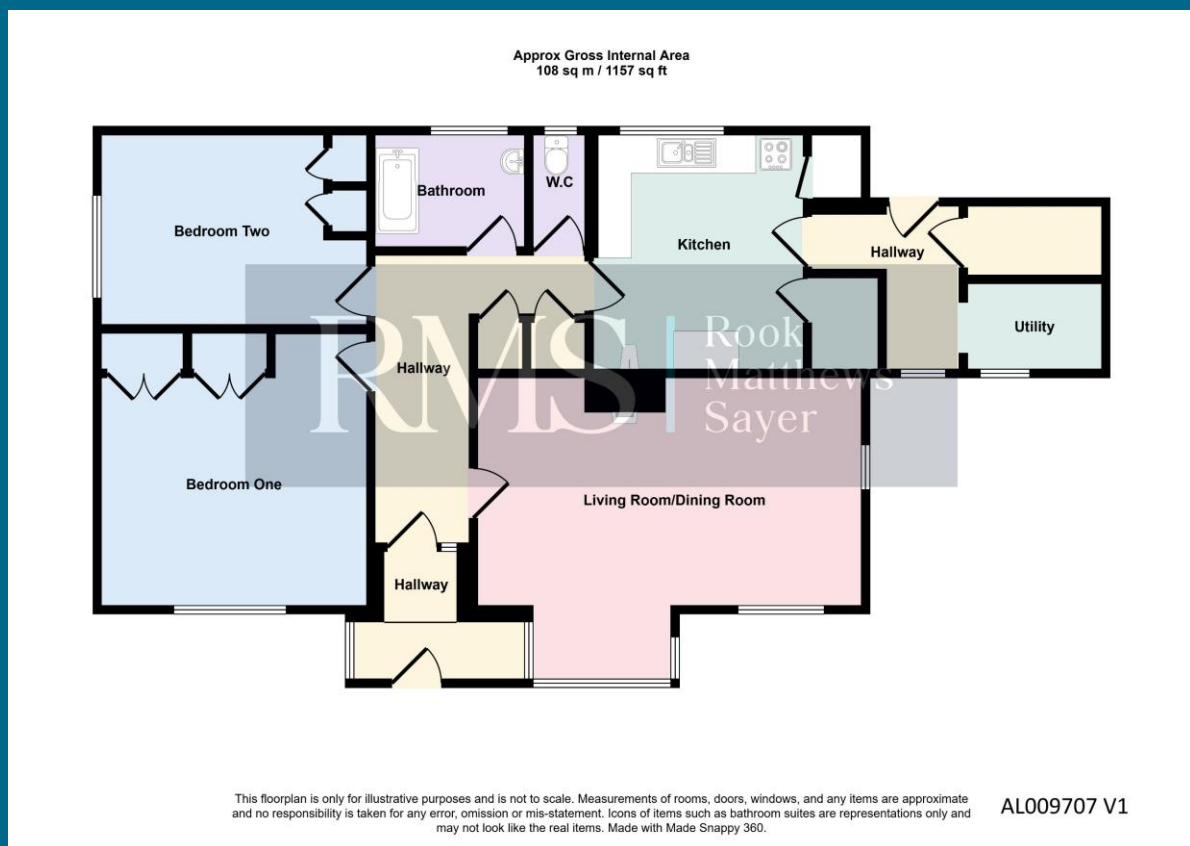
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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