



Riverview House

Physic Lane, Thropton, Northumberland



BNP PARIBAS GROUP

A fine period house and annexe with beautiful gardens, set in the picturesque village of Thropton

A handsome period house with elegant accommodation, an annexe and stables, set in a village position with stunning views across the surrounding Northumberland countryside. The property features a wealth of character details alongside attractive, understated décor, while outside there are beautiful gardens.



5 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGING



GARDENS



FREEHOLD



VILLAGE



3345 SQ FT



OFFERS OVER £800,000

The property

Riverview House is an impressive detached period property with four bedrooms and beautifully appointed accommodation, built sometime between 1860 and 1880. The house is focused around a splendid central courtyard, which also has a stable block and a self-contained, attached annexe providing one bedroom and fully-equipped living space.

Attractive original details include large sash windows, original marble fire surrounds and high ceilings in the ground-floor reception rooms. These comprise the dual aspect drawing room and the sitting room, both of which feature ornate cornicing, wooden flooring, chandelier light fittings and fireplaces fitted with woodburning stoves. The main hallways also leads to the conservatory at the rear, which is west-facing and features a glass roof, French doors opening onto the gardens and panoramic views across the beautiful Northumberland landscape.

Additional ground-floor living space includes the study or library, with its built-in shelving and storage, and the social, open kitchen and dining area. The kitchen has fitted shaker-style units, a complementary free-standing dresser unit, a central island, a range cooker and an Aga, while there is also plenty of space for a family dining table. Additionally, there is a useful pantry for storage and preserving.

Two staircases provide access to the first floor, where there are four well-presented double bedrooms. These include the principal bedroom, which has built-in storage and its own Jack and Jill entrance to a family bathroom with a freestanding roll-top bathtub. One bedroom has an en suite shower room, while the first floor also has a further shower room.

Annexe

The self-contained annexe is adjoined to the main house via an internal door, but offers separate living space above the stable block. (cont)







Annexe (cont)

It includes a comfortable open-plan kitchen and sitting room with a logburner and a well-equipped kitchen with integrated appliances. There is also a separate reception room in which to relax, one double bedroom and an en suite bathroom.

Outside

The annexe has an entrance directly onto Physic Lane, while for vehicles, there is a gated entrance onto the driveway, which leads to the courtyard area, providing easy access to the house, stables/workshop/garage and annexe, as well as plenty of parking space. The gardens to the south and west of the house feature terracing, as well as split-level lawns, various shrubs and hedgerows and beautiful, colourful flowerbeds filled with an array of flowering perennials. To the north of the house, further grounds with a greenhouse include a peaceful grassy garden with a spring fed pond, bordered by established hedgerow and an abundant orchard with fruit and nut trees. There is gated access to the garden, a smaller spring fed pond

to the front as well as a further parking area for the annexe, on Physic Lane.

Location

The property overlooks the charming village of Thropton, on the edge of the rolling countryside of the Northumberland National Park. Thropton has everyday amenities, including a fuel station with village store, a pub, primary school and a parish church. The market town of Rothbury is less than two miles away and has a convenience store, several independent retailers, cafés and pubs. The town also has a primary school and a middle school. Further facilities can be found in Alnwick or Morpeth, both of which are less than 20 miles away and include larger supermarkets and a wider choice of high street and independent shops. The area is ideal for walking, cycling and riding, with a national park just moments away. Road connections in the area include the A697 and the A1, while Morpeth has a mainline station, providing services towards Newcastle upon Tyne.

Distances

- Rothbury 1.6 miles
- Alnwick 13.5 miles
- Morpeth 17.5 miles
- Newcastle upon Tyne 33 miles

Nearby Airport

- Newcastle International (NCL)

Nearby Stations

- Alnmouth
- Morpeth

Key Locations

- Cragside House
- Northumberland National Park
- Newcastle upon Tyne
- Alnwick Castle & Gardens
- Wallington Hall
- Northumberland Coast National Landscape
- Northumberland National Park

- Lindisfarne (Holy Island)
- Bamburgh Castle

Nearby Schools

- Thropton Primary School
- Rothbury First School
- Dr Thomlinson C of E Middle School
- The King Edward VI School, Morpeth
- The Duchess's Community High School, Alnwick









The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,787 sq ft (259 sq m)
Cottage internal area 558 sq ft (52 sq m)
Outbuilding internal area 672 sq ft (62 sq m)
Greenhouse internal area 86 sq ft (8 sq m)
Total internal area 4,103 sq ft (381 sq m)
For identification purposes only.

Directions

Post Code: NE65 7HU

what3words: ///hushed.cover.dockers

General

Local Authority: Northumberland County Council

Services: Mains electricity, water and drainage. Oil fired central heating and hot water. PV Solar panels generate supplementary electricity and attract a Feed-in-Tariff income.

Mobile and Broadband checker: Ultrafast up to 1800mbps available. Service likely from all providers and 5G Data likely with O2. Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Main House - G. Annexe - A

EPC Rating: F

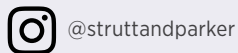
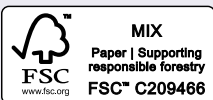
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