



Bickerton Farmhouse


Thropton, Morpeth, Northumberland

**STRUTT
& PARKER**


BNP PARIBAS GROUP

Bickerton Farm is an attractive, traditional 5-bedroom stone farmhouse, with over 8.5 acres of paddocks and woodland


The property offers well-proportioned and versatile family accommodation in a peaceful, rural setting close to excellent hikes and fell runs, with views to the nearby Simonside Hills. Bickerton Farmhouse is at the edge of the Northumberland National Park and Dark Sky Preserve. The property has gardens to the rear and side and land leading to woodland to the south.




2 RECEPTION ROOMS




5 BEDROOMS




3 BATHROOMS




OUTSIDE




8.68 ACRES




FREEHOLD



RURAL



3,717 SQ FT



GUIDE PRICE £700,000



The property

Bickerton Farmhouse is a stunning property offering over 3,700 sq ft of light-filled accommodation arranged across two floors and spacious loft spaces. The welcoming front porch with its glazed door leads into a spacious dining entrance hall, which includes wood-block flooring, shelving set into an alcove, and additional storage beneath the stairs. To the right is a generous sitting room, which offers an open fireplace with a stone surround and pine mantel, a stained glass window, herringbone-patterned wooden flooring, and a window seat.

Adjacent to the dining hall is a spacious triple-aspect kitchen with tiled flooring, exposed brickwork, painted stone walls, and an Aga range cooker. Pine base units are topped with tiled work surfaces, and the breakfast area provides ample space for a farmhouse kitchen table. An internal door leads to the rear lobby, which includes a Belfast sink, and continues through to the boot room with a cloakroom off. Beyond the boot room lies the original kitchen, which retains a vintage range of units and is now a useful utility space

complementing the adjacent boot room. Stairs rise from the dining hall to a split-level landing, providing access to rooms at both the front and rear of the house.

On the first floor, the spacious principal bedroom enjoys views of the surrounding hills and features a built-in double wardrobe and an en suite bathroom. Four further bedrooms, a generously sized family bathroom, a contemporary shower room and additional W.C complete the accommodation on this level.

Outside

There is parking to the front of the property, where a traditional low stone wall with a black metal fence and pedestrian gate opens onto the front lawn. A pathway leads from the gate to the main entrance. The rear garden is predominantly laid to lawn and features a variety of mature trees, with space for benches positioned to enjoy sunlight throughout the day. Steps descend from the lawn to a paved terrace adjoining the property.







Outside (cont)

Opposite the house, across the lane, lies a small gated field, with an area of woodland beyond. In addition, there is an established, partially walled orchard with apple, pear and plum trees. To the south of the orchard is a paddock and, beyond this a mature woodland with a variety of oak, birch, beech, rowan, hazel and crab apple trees and a small section of evergreen. Accessed through a side gate and with access to the lane is a paddock to the west of the house and garden, ideal for a pony or other animals.

The area of the property extends, in total to around 8.5 acres.

Location

Bickerton Farmhouse is in the heart of the stunning Northumberland countryside near the picturesque village of Thropton and the town of Rothbury, which offers a selection of pubs, shops, and local services. The nearby historic market town of Morpeth provides a wider range of amenities, including supermarkets, leisure facilities, and several well-regarded schools,

notably the outstanding-rated King Edward VI Academy. Transport links are excellent, with easy access to the A1 via the nearby A697, and Morpeth and Alnmouth railway stations both offering regular direct services to Newcastle, Edinburgh, and London King's Cross. The property is ideally positioned on the edge of the National Park for enjoying the region's dramatic countryside and coastline, with the Northumberland Coast Area of Outstanding Natural Beauty and the Cheviot Hills within easy reach.



Distances

- Rothbury 5 miles
- Thropton 5.5 miles
- Morpeth 21 miles
- Alnwick 16.7 miles

Nearby Stations

- Acklington 19 miles
- Alnmouth 20.7 miles
- Morpeth 21.5 miles

Key Locations

- Northumberland National Park
- Northumberland Coast AONB
- Cragside
- Cheviot Hills
- Newcastle upon Tyne
- Alnwick Castle & Gardens
- Lindisfarne (Holy Island)
- Bolam Lake Country Park
- Various Castles and Ruins

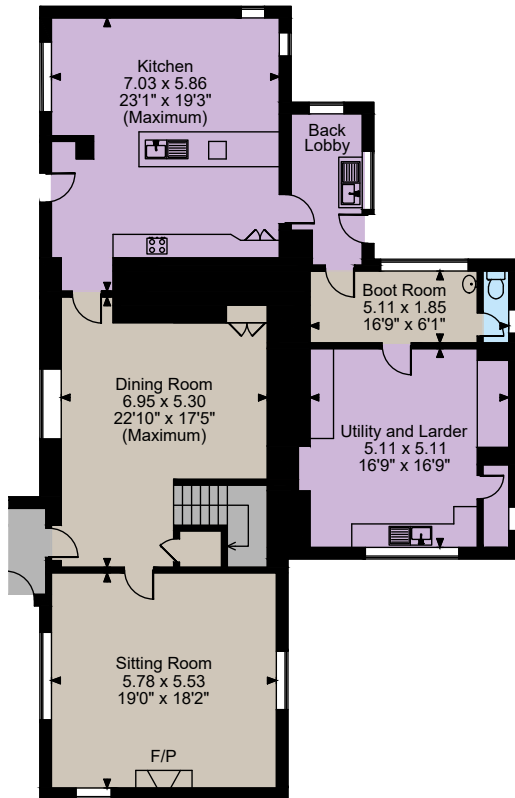
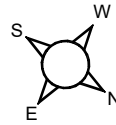
Nearby Schools

- Thropton Village First School
- Harbottle First School
- Rothbury First School
- Dr Thomlinson CofE Middle School
- King Edward VI, Morpeth
- The Duchess's Community High School, Alnwick

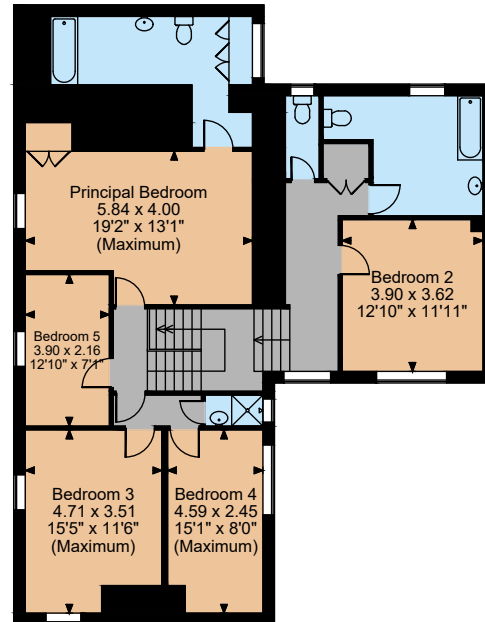




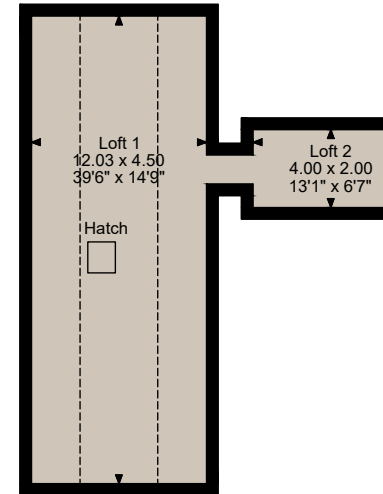
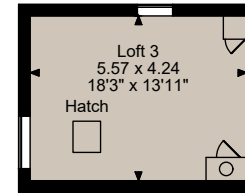




Ground Floor



First Floor



Floorplans

Main House internal area 3,717 sq ft (345 sq m)

For identification purposes only.

Directions

NE65 7LW

what3words: ///painter.wheat.gratuity – brings you to the front door

General

Local Authority: Northumberland County Council

Services: Mains Electricity. Spring Water. Oil Fired Central Heating and Hot Water. Private Drainage. We understand that the private drainage at this property may not comply with the relevant regulations.

Broadband: openreach.com states that Full Fibre Broadband is available at this property with download speeds of up to 1600mbps

Mobile Coverage: ofcom.org.uk states that both voice and data services are available with the main Networks, O2 and Vodafone being best. 5G is likely with O2

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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

□□□□ Denotes restricted head height

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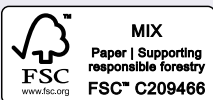
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North East

One Trinity Gardens, Newcastle upon Tyne NE1 2HF

01670 516123

northeast@struttandparker.com
struttandparker.com



@struttandparker

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