



*Introducing*

# Thropton

Northumberland

A collection of 17 beautifully crafted detached bungalows, designed for lifelong living in the heart of the Coquet Valley.

# Thropton

Welcome to Thropton, an exclusive new collection of detached bungalows in the heart of the Coquet Valley.

Set within the charming village of Thropton, just two miles from Rothbury, this development offers peaceful rural living in one of Northumberland's most scenic locations. Surrounded by countryside, with The Cheviots and Simonside nearby, it's a setting designed for those looking to enjoy a quieter pace of life without feeling disconnected.

Built by Altoria Homes, a family-run Northumberland developer founded by Alan and Victoria Fleming, each bungalow has been carefully designed to offer comfort, quality and lasting peace of mind.

With spacious layouts, high-quality materials, energy-efficient technology and the opportunity to choose your own fixtures and finishes, every home is designed to feel like yours from the very beginning.

Welcome to Altoria Homes — building lifelong homes, one bungalow at a time.



# *At a glance*

A limited collection of detached bungalows, thoughtfully designed for comfort, quality and lifelong single-storey living in rural Northumberland.

## **17 detached bungalows**

Three and four-bedroom homes in the village of Thropton.

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## **Five bungalow styles**

The Coquet, The Rothbury, The Thropton, The Cheviot and The Simonside.

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## **Thoughtfully designed layouts**

Open-plan living, private gardens and garaging.

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## **Energy-efficient features**

Air source heat pump, underfloor heating, EV charging and double glazing.

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## **Designed around you**

Choose your fixtures and finishes from the moment you reserve your home.

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## **Homes ready from early Autumn 2026**

Appointments available as construction progresses.



# Life in Thropton

Set in the heart of the Coquet Valley, Thropton is a charming Northumberland village surrounded by rolling countryside, riverside walks and views towards the Simonside Hills.

With the River Coquet and Wreigh Burn nearby, the village offers a peaceful rural setting with a welcoming country pub, local amenities nearby and scenic walking and cycling routes close to home.

Just two miles from Rothbury, it's a place to slow down and enjoy the outdoors, while still feeling connected to everyday amenities.



*River Coquet near Thropton*



*Thropton footbridge*



*Thropton village*



*Views towards the Simonside hills*

# Northumberland Living

Living in Thropton places you within easy reach of some of Northumberland's most loved places, from traditional market towns and historic estates to open countryside, walking routes and dramatic hilltop views.

Just two miles away, Rothbury offers shops, cafés, restaurants and everyday amenities, while nearby Cragside brings woodland walks, gardens and National Trust heritage close to home.

For those who enjoy the outdoors, the surrounding area offers endless opportunities to walk, cycle, golf and explore. Further afield, Morpeth, Alnwick and Newcastle provide wider services, shopping and travel connections, helping you enjoy rural living without feeling remote.



## Close to Rothbury

Shops, cafés, restaurants and everyday amenities close by.



## Cragside nearby

Explore one of Northumberland's best-loved National Trust estates.



## Outdoor living

Walking routes, cycling, golf and countryside views all within easy reach.



## Further connections

Morpeth, Alnwick and Newcastle are accessible for wider services, and travel.

# The collection

Choose from five beautifully designed bungalow styles, each created for comfortable single-storey living in the heart of Thropton.

## The Coquet

Plots 1 & 2.

112 square metres, including garage.

A three-bedroom detached bungalow.

## The Rothbury

Plots 3 and 4.

142 square metres, including garage.

A three-bedroom detached bungalow.

## The Thropton

Plot 5.

184 square metres, including detached double garage.

A four-bedroom detached bungalow.

## The Cheviot

Plots 6, 7, 8, 9, 14, 15, 16, 17, 18.

148 square metres, including garage.

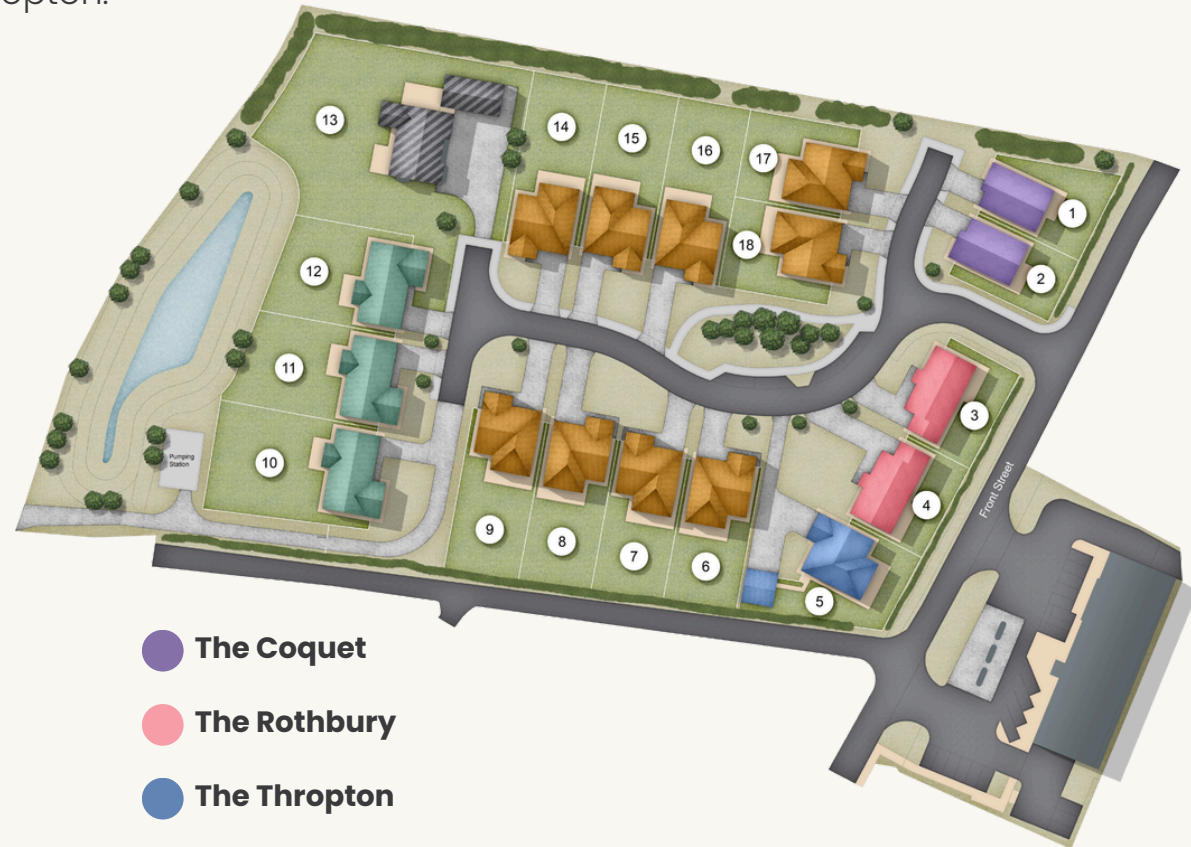
A three-bedroom detached bungalow.



## The Simonside

Plots 10, 11, 12.

161 square metres, including garage.

A three-bedroom detached bungalow.



-  **The Coquet**
-  **The Rothbury**
-  **The Thropton**
-  **The Cheviot**
-  **The Simonside**

**Please note:** Site plan is for illustrative purposes only. Landscaping, boundaries and external finishes may vary. All measurements are approximate.

# The Coquet

**A three-bedroom detached bungalow**

112 square metres, including garage

Available on plots 1 & 2



# The Coquet

## A three-bedroom detached bungalow

112 square metres, including garage

Positioned at the front of the development, The Coquet is a thoughtfully designed three-bedroom bungalow with a warm, traditional appearance that sits comfortably within its Northumberland village setting.

Inside, a generous hallway leads to three well-proportioned bedrooms, including a principal bedroom with its own en-suite. To the rear, the open-plan kitchen, dining and living space stretches across the full width of the home, creating a bright and welcoming area for everyday living.

French doors open directly onto the private rear garden, while internal access to the garage, generous storage and underfloor heating throughout bring comfort and practicality together.

### Key features

- Three bedrooms
- Private rear garden
- Open-plan kitchen, dining and living space
- Integrated garage with electric door
- Principal bedroom with en-suite
- Underfloor heating throughout



The Coquet is available on Plots 1 & 2. All measurements are approximate.

Bedroom 1	3.4m x 4.0m	Kitchen	3.2m x 2.8m
En-suite	2.1m x 1.7m	Dining / Living	5.4m x 4.0m
Bedroom 2	3.3 m x 3.2m	Hallway	1.2m wide
Bedroom 3	3.1m x 3.1m	Garage	3.1m x 6.0m
Bathroom	1.8m x 2.1m		

# The Kothbury

**A three-bedroom detached bungalow**

142 square metres, including garage

Available on plots 3 & 4



# The Rothbury

## A three-bedroom detached bungalow

142 square metres, including garage

Positioned at the front of the development, The Rothbury offers generous single-storey living with a thoughtfully designed layout.

A spacious hallway leads to three well-proportioned bedrooms, including a principal bedroom with en-suite, while the separate lounge provides a quiet space to relax.

At the heart of the home is an open-plan kitchen and dining area with an island, integrated appliances and French doors leading out to the private rear garden.

Underfloor heating, a separate utility room and garage add comfort and everyday practicality.

### Key features

- Three bedrooms
- Open-plan kitchen and dining space
- Separate lounge
- Principal bedroom with en-suite
- Separate utility room
- Garage with electric door
- Private rear garden
- Underfloor heating throughout



The Rothbury is available on Plots 3 & 4. All measurements are approximate.

Bedroom 1	3.7m x 4.0m	Kitchen/Dining	3.5m x 8.7m
En-suite	2.2m x 2.0m	Lounge	4.1m x 4.0m
Bedroom 2	2.7 m x 4.5m	Utility	1.7m x 3.1m
Bedroom 3	3.2m x 3.1m	Garage	3.1m x 6.1m
Bathroom	2.2m x 1.8m		

# The Thropton

**A four-bedroom detached bungalow**

184 square metres, including double garage

Available on plot 5



# The Thropton

## A four-bedroom detached bungalow

184 square metres, including double garage

Positioned on a prominent corner plot at the front of the development, The Thropton is the only four-bedroom bungalow in the collection, offering generous space inside and out.

The home features four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom and useful internal storage.

At the heart of the home is a spacious open-plan kitchen, living and dining area, with French doors leading directly out to the private rear garden.

A separate utility room, underfloor heating throughout and a detached double garage with electric door add everyday comfort, practicality and flexibility.

### Key features

- Four bedrooms
- Open-plan kitchen, living and dining space
- Principal bedroom with en-suite
- Separate utility room
- Private rear garden
- Detached double garage with electric door
- Underfloor heating throughout
- Prominent corner plot



The Thropton is available on Plot 5. All measurements are approximate.

Bedroom 1	3.8m x 4.8m	Bathroom	1.9m x 2.4m
En-suite	1.7m x 2.6m	Kitchen/Living	7.7m x 6.7m
Bedroom 2	3.1 m x 4.3m	Utility	2.0m x 1.8m
Bedroom 3	2.9m x 4.2m	Garage	6.1m x 5.7m
Bedroom 4	3.1m x 4.2m		

# The Cheviot

**A three-bedroom detached bungalow**

148 square metres, including garage

Available on plots 6, 7, 8, 9, 14, 15, 16, 17, 18.



# The Cheviot

## A three-bedroom detached bungalow

148 square metres, including garage

Designed for modern single-storey living, The Cheviot offers a spacious three-bedroom layout with generous room sizes and a bright, open-plan heart.

The home includes three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom and useful internal storage.

The open-plan kitchen, living and dining area creates a welcoming space for everyday life, with French doors leading directly onto the private rear garden.

A separate utility room, internal access to the garage and underfloor heating throughout bring comfort and practicality together.

### Key features

- Three bedrooms
- Private rear garden
- Open-plan kitchen, living and dining space
- Integrated garage with electric door
- Principal bedroom with en-suite
- Underfloor heating throughout
- Separate utility room
- Available across multiple plot positions



The Cheviot is available on Plot 6, 7, 8, 9, 14, 15, 16, 17, 18. . All measurements are approximate.

Bedroom 1	3.8m x 4.8m	Kitchen/Living	7.7m x 6.7m
En-suite	1.7m x 2.6m	Utility	2.9m x 2.0m
Bedroom 2	3.1 m x 4.3m	Hallway	1.3m wide
Bedroom 3	2.9m x 4.1m	Garage	3.1m x 6.2m
Bathroom	1.9m x 2.4m		

# The Simonside

**A three-bedroom detached bungalow**

161 square metres, including garage

Available on plots 10, 11 & 12.



# The Simonside

## A three-bedroom detached bungalow

161 square metres, including garage

Designed to make the most of its outlook, The Simonside is a spacious three-bedroom bungalow with generous living areas and views towards the Simonside Hills.

The home includes three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom and useful internal storage.

At the heart of the home is a bright kitchen and sitting area, with French doors opening directly onto the private rear garden. A separate lounge provides additional space to relax or entertain.

A separate utility room, integrated garage and underfloor heating throughout bring comfort, practicality and everyday ease.

### Key features

- Three bedrooms
- Kitchen and sitting area with French doors
- Separate lounge
- Principal bedroom with en-suite
- Separate utility room
- Private rear garden
- Integrated garage with electric door
- Underfloor heating throughout



The Simonside is available on Plots 10, 11 & 12. All measurements are approximate.

Bedroom 1	3.6m x 4.8m	Kitchen/Sitting	4.3m x 10.2m
En-suite	2.9m x 1.7m	Lounge	4.5m x 3.5m
Bedroom 2	3.4m x 3.5m	Utility	3.2m x 1.8m
Bedroom 3	4.5m x 2.9m	Garage	3.2m x 6.4m
Bathroom	2.3m x 2.2m		

# Designed around you

From the moment you reserve your plot, our team will guide you through the process of choosing selected fixtures and finishes for your new home.

Depending on the stage of construction, you may be able to personalise elements such as kitchen finishes, worktops, tiling and internal details, with clear guidance on what is included as standard.

It's all part of creating a bungalow that feels like yours from the very beginning – thoughtfully finished, carefully considered and ready for the way you want to live.

## **Choice from the beginning**

Selected fixtures and finishes can be chosen once your plot is reserved.

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## **Guided by our team**

We'll talk you through the available options and timings.

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## **Quality as standard**

High-quality materials and carefully chosen finishes included as standard.

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## **A home that feels like yours**

Designed to suit your lifestyle now and well into the future.



# Internal specification

Every Altoria bungalow is finished with a high-quality internal specification, carefully chosen to bring comfort, practicality and lasting style into your new home.



## Kitchen

- Quartz worktops, upstands and hob splashback
- Shaker-style soft-closing cabinetry
- One-and-a-half bowl stainless steel sink with chrome mixer tap
- Integrated NEFF appliances, including fridge freezer, induction hob, oven, extractor and dishwasher
- Spotlights



## Utility

- Shaker-style soft-closing cabinetry
- Laminate worktop
- Practical space for everyday living



## Heating and electrical

- Air source heat pump
- Underfloor heating with zone control throughout



## Bathroom and en-suite

- Bath with shower over in the main bathroom
- Low-profile shower tray in en-suite
- Glass shower screens
- Wall-hung toilet with soft-closing seat
- Wall-hung basin with chrome mixer tap
- LED mirror with integrated shaver socket
- Full-height tiling



## Joinery and decoration

- Oak internal doors, with glazing option to kitchen
- White skirting boards and architraves
- Loft hatch with wooden loft ladder
- Fresh white decoration throughout

Specification may vary by house type and stage of construction. Please speak to our team for full details.

# External specification

Every Altoria home is built with long-term comfort, practicality and peace of mind in mind, with carefully considered external features included as standard.



## Construction materials

- Timber frame construction
- Shearstone Blackmoor Olde Heather exterior finish
- Black soffits and fascias
- White UPVC windows with double glazing



## Plumbing and electrical

- External cold water tap
- External lighting
- Electric vehicle charging point



## Landscaping

- Turfed front garden
- Six-foot timber fencing
- Footpath surrounding the bungalow
- Gate access to one side
- Block paved driveway



## Garage

- Electric garage door
- Lighting and sockets



## Private development

- Mains sewerage
- Street lighting
- Visitor parking
- Freehold tenure



## Warranty and service charge

- 10-year structural warranty
- Annual estate charge applies

Specification may vary by house type and stage of construction. Please speak to our team for full details.

# Energy-efficient living

Every Altoria bungalow is designed with energy efficiency at the forefront, helping you enjoy a warm, comfortable home from the day you move in.

Each home includes modern heating technology, quality construction and practical energy-saving features as standard, helping to support lower running costs, year-round comfort and long-term peace of mind.



## **Air source heat pump**

An efficient heating system that draws warmth from the outside air to help heat your home and hot water, even when temperatures are low.



## **Underfloor heating**

Included throughout the bungalow, with each room set up on its own heating zone to help keep your home comfortable and efficient.



## **EV charging**

An electric vehicle charging point is included as standard, supporting modern living now and into the future.



## **Designed for the future**

High-quality construction, double glazing and energy-conscious technology support comfort and long-term living.

**Built for comfort, efficiency and peace of mind.**

# Lifelong living

Every Altoria bungalow is designed to support the way you live today, while giving you the comfort and confidence that your home can continue to work for you in the years ahead.

With single-storey layouts, practical room proportions and carefully considered design details, each home is created to make everyday living feel easier, calmer and more enjoyable.



## Single-storey living

Everything you need, arranged on one level to make everyday living simple and comfortable.



## Future ready design

A home designed to work for you now and in the years ahead.



## Practical spaces

Useful storage, generous rooms and layouts designed for everyday life.



## Choices and personalisation

Selected finishes to help your home feel like yours from the start.



## M4(2) accessibility

Plots 15, 16, 17 and 18 offer enhanced accessibility and adaptability.

A home designed for today, tomorrow and well into the future.

# Your journey

Buying a new home is a big decision, and our team are here to guide you through each stage. From your first appointment to the day you collect your keys, we'll keep you informed, supported and clear on what happens next.



## 1. Book an appointment

Arrange a personal appointment to explore the development, available plots and specification.



## 2. Reserve your home

Complete your reservation agreement, pay the reservation fee and instruct your solicitor.



## 3. Choose your options

Select fixtures and finishes for your new home, depending on the stage of construction.



## 4. Follow the build

We'll keep you updated and invite you to view your bungalow at key stages.



## 5. Home demonstration

Meet our customer care team and Site Manager for a full walk-through before completion.



## 6. Completion

Once the legal process is complete, we'll release the keys to your new Altoria home.

A clear, supported process from your first visit to moving day.

# Ready to find out more

If you'd like to explore the development in more detail, we'd be delighted to arrange a personal appointment.

As construction is still ongoing, visits are by appointment only. This allows us to welcome you safely, answer your questions and help you get a genuine feel for the location, layout and homes available.

During your appointment, our team can talk you through the site plan, individual floor plans, specification, options process and next steps, so you have everything you need to make an informed decision.



**Call**

01670 505786



**Email**

[sales@altoriahomes.co.uk](mailto:sales@altoriahomes.co.uk)



**Website**

[altoriahomes.co.uk](http://altoriahomes.co.uk)

**Appointments available as construction progresses.**





Building lifelong homes, one bungalow at a time.

Thropton, Northumberland

To arrange a personal appointment or find out more:



01670 505786



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While every effort has been made to ensure accuracy, details cannot be guaranteed and should be confirmed with Altoria Homes. Images, CGIs, site plans and floor plans are for illustrative purposes only. Measurements are approximate. Materials, finishes, landscaping and specification may vary and may be subject to change during construction. Development names are for marketing purposes and may not be adopted by the local authority.