



4 Ulgham Grange Farm Cottages, Ulgham, Morpeth

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4 Ulgham Grange Farm Cottages, Ulgham Morpeth NE61 3AU

A charming Grade II Listed detached conversion and a further detached stone cottage nestled in the Northumberland countryside.

Ulgham 0.5 mile, Widdrington railway station 1.3 miles, Cresswell Beach 4.5 miles, Morpeth 6 miles, Newcastle International Airport 23 miles

Reception hall | Drawing room/bedroom
Sitting room | Kitchen/breakfast room | Utility
Cloakroom | Principal bedroom with en suite
dressing room & adjoining bathroom | 2 Further
bedrooms | Games room | Family bathroom
Detached cottage building | 2 Wooden sheds
Off-road parking Garden | EPC Rating D

The property

Set within a cluster of similarly converted outbuildings at the rural farmstead of Ulgham Grange, Number 4 offers a stone-built characterful property and a unique living environment.

The shelter shed of mid-C19 origin, and the adjoining cart shed believed to date to C17 have been transformed into an enchanting home with period features including vaulted ceilings, exposed beams, feature stained glass windows and stonework, and apertures set within segmental-headed arches. On the ground floor, the spacious reception hall offers a dining spot well-suited to hosting family and friends, with a step level change leading into the adjoining drawing room which has previously also been used as a bedroom. On the opposite side of the hallway, steps provide a route down into the kitchen/breakfast room, which is centred around a red Aga stove set within a recess with stone surround, and is fitted with farmhouse-style

wood-fronted cabinetry, including an angled unit to the adjoining breakfast area. An internal door links to the sitting room which enjoys the warming ambience of a wood-burning stove and offers a connection to the cobbled courtyard outside via arched French doors, mirroring those in the kitchen next door.

The bedroom accommodation is arranged over two floors, with the principal room in a tucked-away setting in the west wing of the ground floor, with glazed doors to the garden, an adjoining dressing room and a luxurious adjacent bathroom. On the first floor, there is a family bathroom with skylight window and two further bedrooms, one of which has access into a flexible-use games room.

Annex

There is the potential for supplemental accommodation in the charming detached two-storey stone outbuilding, which offers a compelling project for development as well as adding value to the entire property. This is completely unused at present but has, in the recent past been used as a dwelling and benefits from having connected services such as water, drainage and electricity. It would perfectly lend itself to multiple potential uses such as a holiday let cottage, a multi-generational living annex, a garden office, a garden kitchen with bar and games room, an art studio and such like. Any change of use subject to relevant permissions.

Outside

The property is approached via a country lane leading to the front entrance of the building and around to the rear where a cobbled courtyard offers additional parking. A low-level stone wall forms the edges of a raised terrace of pavers and gravel at the second entrance portal offering a setting to display potted plants, with an adjoining gravelled garden creating an attractive feature. There is a naturalistic garden to explore with specimen and fruit trees and glimpses of the field and open countryside beyond the boundaries.



Location

Picturesque Ulgham is situated on the banks of the River Lyne with the village surrounded by glorious terrain offering river- and countryside walks. Local amenities are available at nearby Widdrington, including a primary school, and the station provides train journeys to Morpeth and Newcastle, whilst road users have easy access to the A1 for links to the major road networks. Comprehensive facilities are provided in the historic market town of Morpeth, to the south-west, including Morrisons supermarket, M&S Foodhall, independent stores, bars, restaurants and cafés, and an array of leisure facilities. Well-regarded schooling in the vicinity includes The King Edward VI Academy (rated Outstanding by Ofsted), Newcastle School for Boys, Westfield, Dame Allan's, Newcastle High School for Girls and Newcastle Prep.

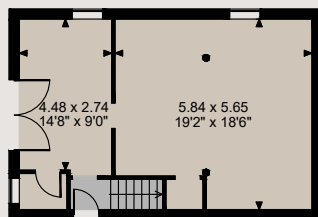
Directions

From Morpeth, travel in a northerly direction on the A1 and take the right turn at the signpost for Ulgham (4 miles). Follow the road, crossing the River Lyne, and at the T-junction turn left onto the B1337. Continue through and out of the village of Ulgham and take the right turn at the lane for Ulgham Grange. Follow the lane, crossing the ford, and after approximately 0.5 mile, the entrance to the property will be found on the right

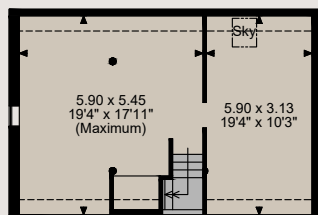


Floorplans

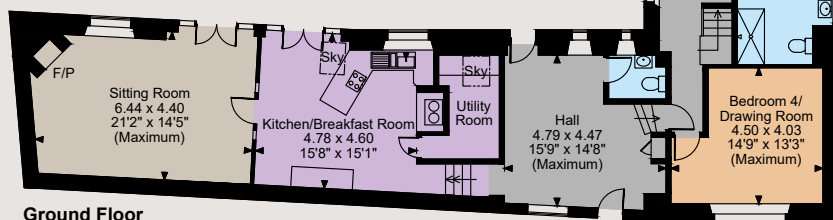
House internal area 1,975 sq ft (183 sq m)
Cottage internal area 999 sq ft (93 sq m)
Wooden sheds internal area 384 sq ft (36 sq m)
Total internal area 3358 sq ft (312 sq m)
For identification purposes only.



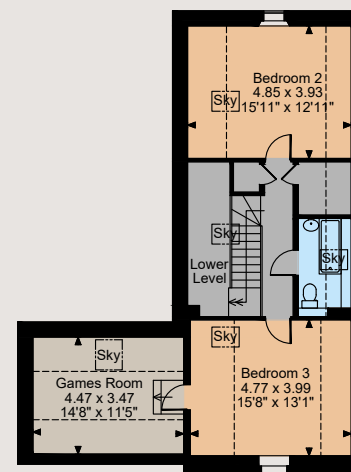
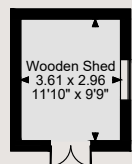
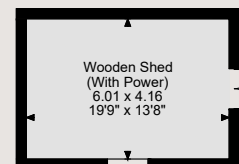
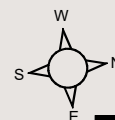
Cottage Ground Floor



Cottage First Floor



Ground Floor



First Floor

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

□□□□ Denotes restricted head height

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General

Local Authority: Northumberland County Council

Services: Mains Electric, Mains Gas, Mains Water, Private Drainage via a Treatment Plant.

Council Tax: Band F

Tenure: Freehold. A covenant within the Title prohibits the main house and annex from being sold separately.

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

Guide Price: £795,000

Morpeth

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