

The Farmhouse

Crowden Hill Farm,
Ulgham



SANDERSON
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Crowden Hill Farm, Ulgham, NE61 3NH

Superb four bedroom, Northumbrian Victorian farmhouse, circa 1876, with a wealth of period features, set in a tranquil and rural setting 1 mile outside the village of Ulgham. Offering a beautiful, mature and private extensive garden site of about half an acre, full of bird life and birdsong. A gated entrance driveway leads to a secure courtyard for multiple car parking.

A range of outbuildings including a spacious garden room perfect for sunny days, a large workshop with electricity and a home office or gym with good storage area, all add to the wonderful home. Crowden Hill Farmhouse offers a fantastic "lifestyle" opportunity for buyers seeking "the good life" in a beautiful and peaceful location, yet close to good road access to the A1 north and south for Alnwick and Newcastle, as well as a variety of leisure, schooling and shopping facilities in Morpeth (5.3 miles).

Price Guide:

Guide Price £750,000

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Renovated and improved over a number of years, the farmhouse has retained many of its lovely and traditional features including: exposed stone walls, original exposed beams, a stone inglenook fireplace with a cast iron wood burning stove and an electric AGA in the kitchen.

Ground floor - Reception hall and boot room with WC | Impressive and spacious sitting room with full height vaulted ceiling and exposed stonework to the walls | Charming living room with exposed original beams, a stone inglenook fireplace with wood burning stove| Contemporary and refurbished family kitchen with an electric two oven AGA, large central island with bar stools, integrated oven, dishwasher and fridge/freezer | Walk in Pantry | Well appointed utility room with a Belfast sink and plumbing and space for washing machine and drier and second oven | Cloakroom & WC | Light and spacious ground floor double bedroom.

First floor - First floor landing | Generous principal double bedroom with fireplace | Contemporary en-suite shower room/WC with underfloor heating | Extremely spacious second bedroom with well appointed modern en-suite shower room/WC with underfloor heating| Third double bedroom | Family bathroom with original freestanding roll top bath, walk in shower, wash hand basin and WC .



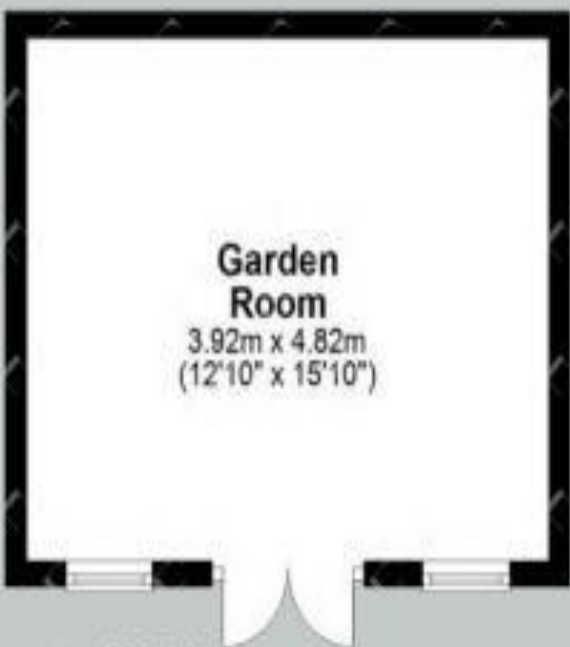
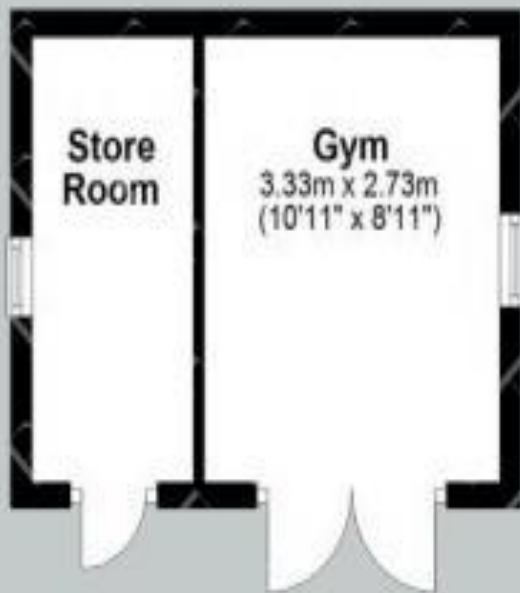
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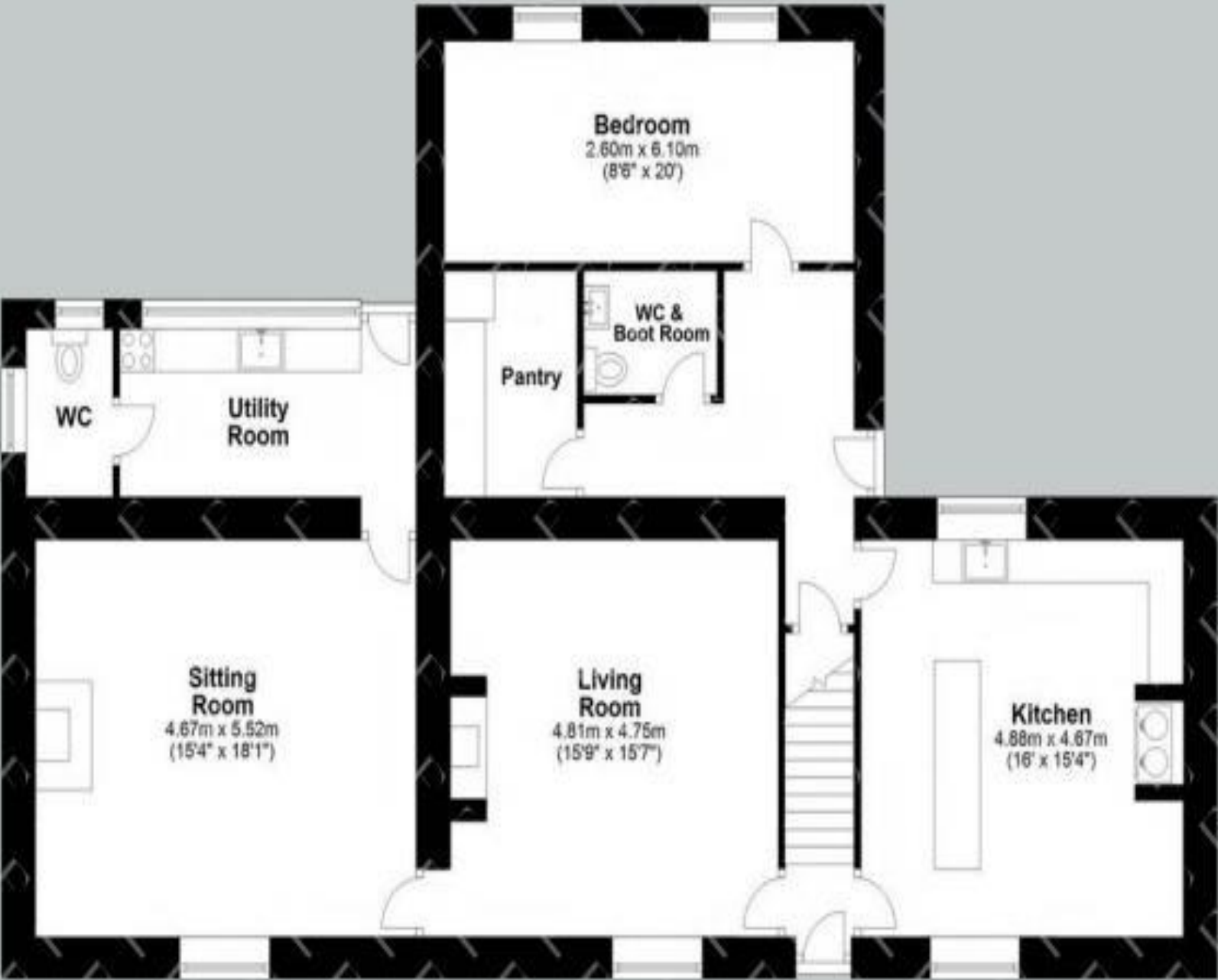




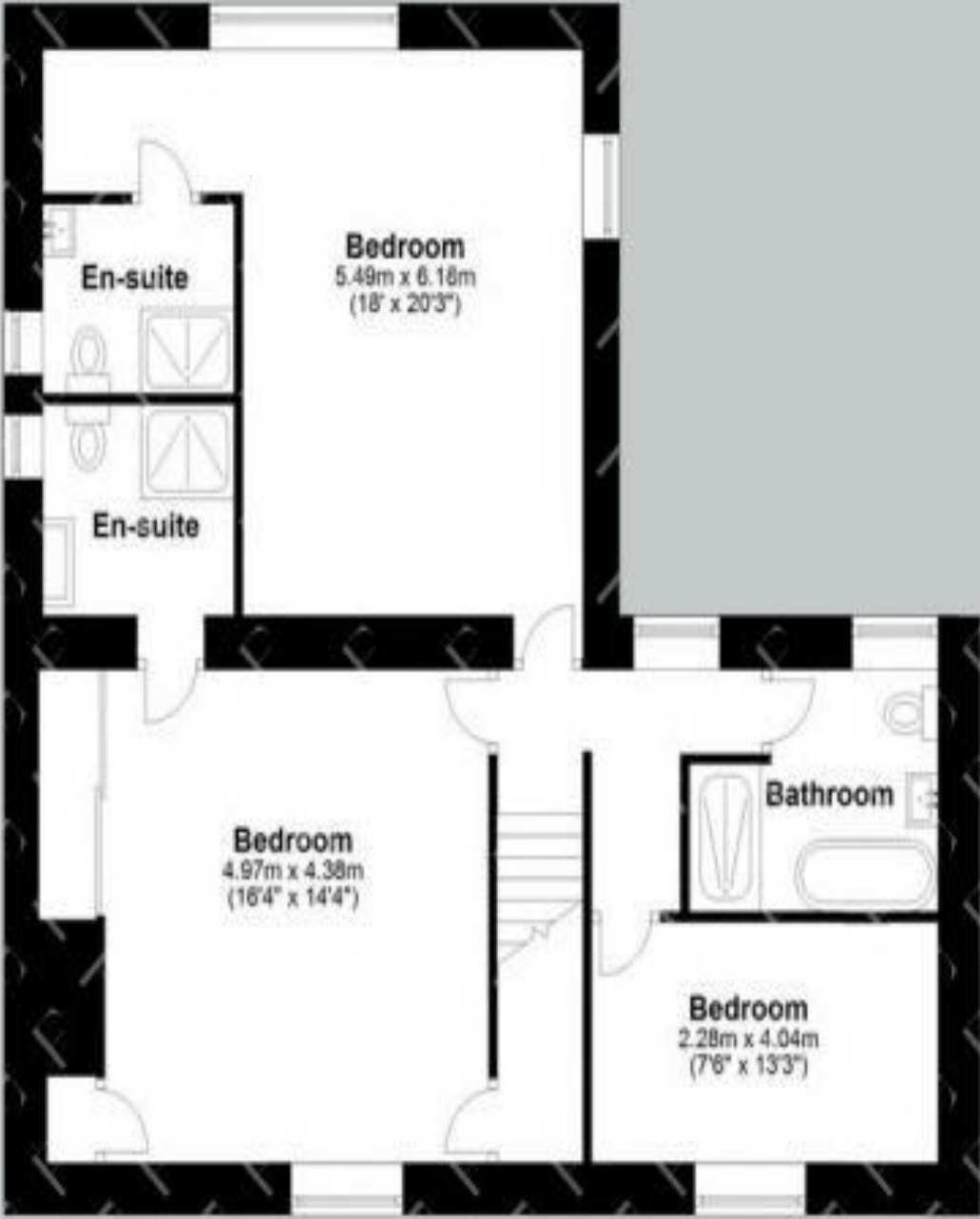
Floor Plans



Outbuildings Total Area: approx. 33.7 sq. metre (362.2 sq. feet)



Ground Floor



First Floor

Main House Total Area: approx. 214.0 sq. metre (2303.6 sq. feet)



Externally - A beautiful, large, south facing and enclosed private garden with mature trees and hedging offering privacy | An attractive garden room with a decked terrace and seating area is located at the bottom of the garden, looking back to the farmhouse | Enclosed courtyard area to the rear and side of the property offering more private seating areas with parking for multiple vehicles | Enclosed large rear garden areas with easy to maintain lawns, trees and access to the Home Office/ Gym and workshop| Stunning uninterrupted views across open countryside.

There is the option to purchase by separate negotiation - 4 acres grazing land, 9 stables (with electricity & water) 2 hay stores,1 double stable, 1 field shelter, Log cabin suitable for multi-generational living or potential income stream and a shepherd's hut, horse arena and a large wooden redundant building (approx. 25m x 4 m).

Services: Mains electric & water. Private drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating E



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