



The Farmhouse

Crowden Hill Farm, Ulgham, Morpeth



The Farmhouse, Crowden Hill Farm

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, one of only three properties on this farm steading, 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).

The farmhouse, lived in by the current owners for almost 30 years, offers fantastic family living with versatile outside space and outbuildings.

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

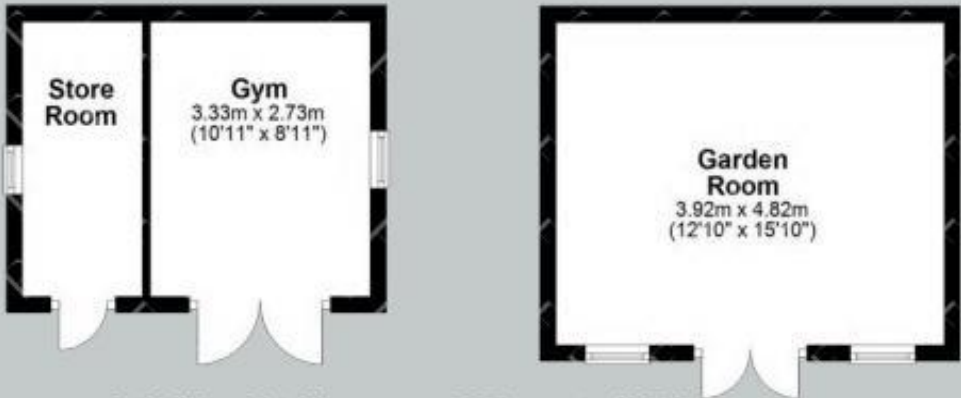
| Third double bedroom | Family bathroom with original freestanding roll top bath, walk in shower, wash hand basin and WC .

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

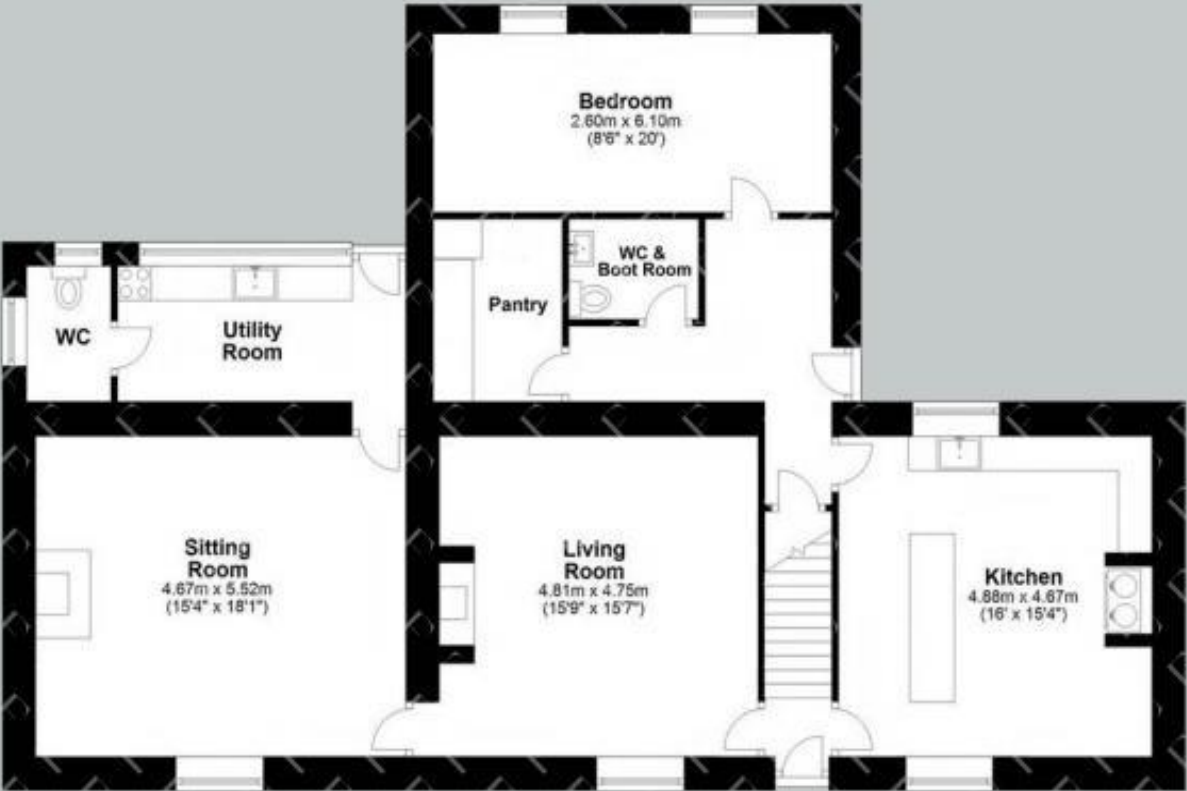
Price Guide: Guide Price £695,000



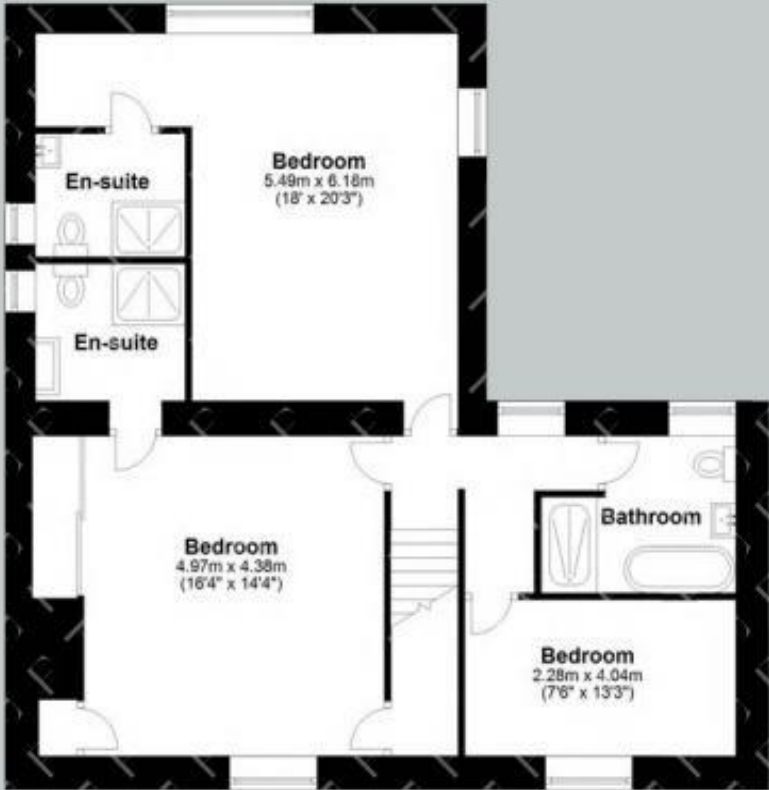
Floor Plans



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)





SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033