

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Ulgham Grange Farm, Morpeth NE61 3AU

Ulgham Grange Farm, Morpeth NE61 3AU

Offers Over £730,000

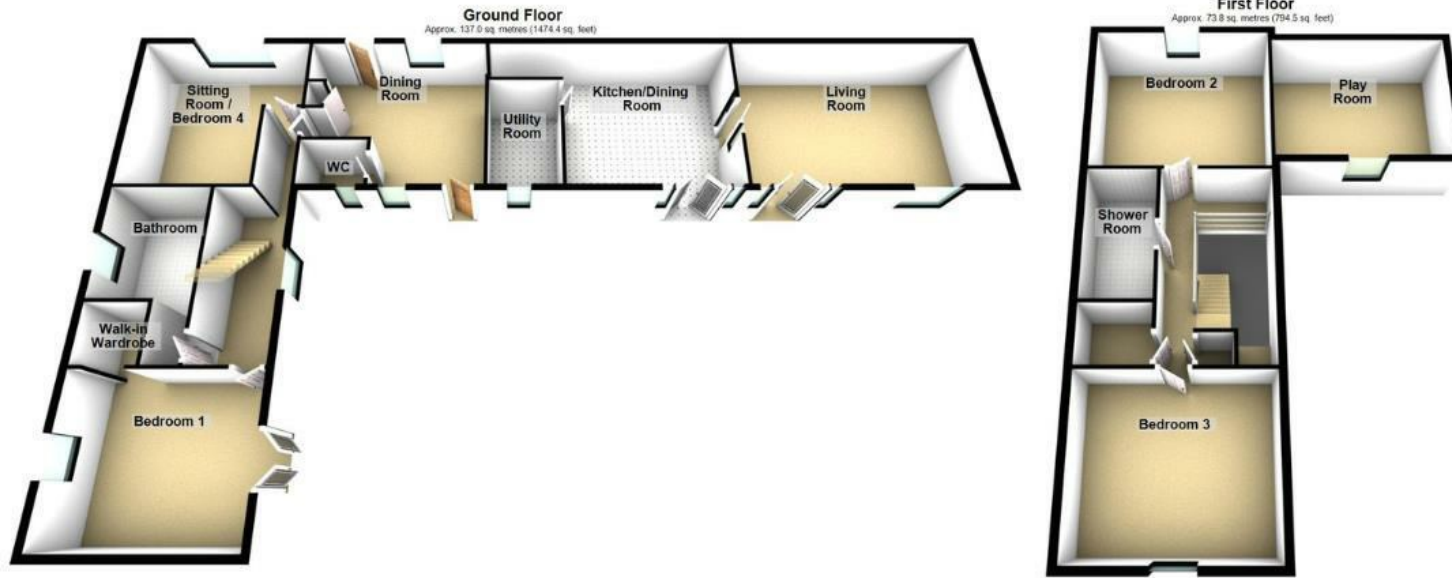
Signature North East proudly presents this stunning property to the market. Located just outside the beautiful village of Ulgham, Morpeth, this 4-bedroom detached barn conversion with a separate two-level cottage is a true gem. As the only detached property in the development, it offers unmatched privacy, not being overlooked by any other properties. This Grade 2 listed building is situated in a highly desirable location, with local amenities available at nearby Widdrington Station and the historic market town of Morpeth, which also boasts a mainline rail station with direct links to Newcastle city centre, Edinburgh, and London. For those who enjoy outdoor activities, Druridge Bay Beach is just a 10-minute drive away, perfect for a family day out.

Upon entering the property, you are welcomed into the dining room, complete with a convenient W.C. Adjacent to this is the open-plan kitchen/dining area, which includes a utility room for added convenience and ample space for a dining table. The kitchen is equipped with a plethora of attractive wall and base units, sleek countertops, and integrated appliances such as an oven, hob, and Aga. The large living room, with its ample space for desired furnishings and a large, bright window, can be accessed through elegant patio doors from both the kitchen/dining area and living room. These spaces boast character features such as stone brick walls, exposed beams, and a gorgeous fireplace in the living room. The cosy sitting room next to the dining room provides additional relaxing space, and bedroom 1, located downstairs, offers ample room for furnishings, a super king-sized bed, a walk-in wardrobe, and exterior access through patio doors. The downstairs level is completed by a family bathroom featuring a bath, walk-in shower, W.C., and hand basin.

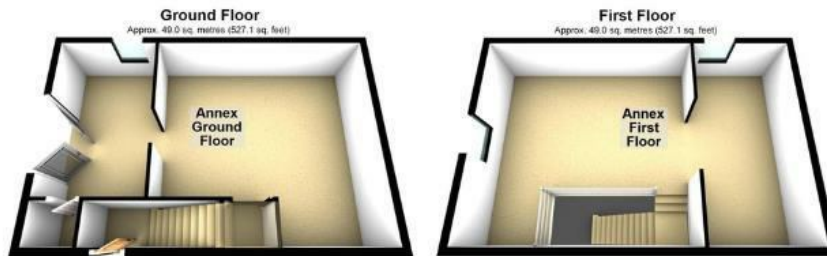


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 210.8 sq. metres (2268.9 sq. feet)
 Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
 Plan produced using PlanUp.




Total area: approx. 97.9 sq. metres (1054.2 sq. feet)
 Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
 Plan produced using PlanUp.

Measurements:

- Living Room
21'3" x 14'4"
- Kitchen / Dining Room
21'6" x 14'4"
- Dining Room
15'6" x 14'4"
- Sitting Room / Bedroom 4
14'7" x 14'4"
- Utility Room
10'4" x 6'2"
- WC
5'7" x 4'2"
- Bedroom One
14'7" x 12'7"
- Bathroom
14'11" x 8'1"
- Bedroom Two
14'7" x 13'1"
- Bedroom Three
14'7" x 12'10"
- Shower Room
10'11" x 5'6"
- Play Room
14'8" x 11'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News