



Ulgham Lane

MORPETH, NE61 3NE

ROOK
MATTHEWS
SAYER

Fine LIVING



4 BEDROOMS
3 BATHROOMS
3 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£1,350,000

Exceptional detached property

Situated on Ulgham Lane, this exceptional detached four-bedroom home is located within its own private oasis! Thoughtfully upgraded and beautifully enhanced by the current owners, it now offers a stylish and contemporary living space, perfectly suited to modern family life, with high-quality finishes and surrounded by mature, well-maintained gardens, which offer pops of colour and vibrancy, offering a view from every room. This beautiful home is well suited to those seeking a peaceful, semi-rural setting, while remaining within easy reach of the amenities of the historic market town of Morpeth, located approximately five miles away.





Warm, light-filled living room

Upon entering, you are greeted by a large sweeping driveway which leads to the grand entrance of the property. The impressive hallway is one of a kind with a magnificent double staircase that ascends to the first floor. This leads seamlessly into what is the heart of this impressive home. The Cairney offers that overall WOW factor, with an intricately designed ceiling, large log burner which is the centrepiece of the room, under floor heating which creates a warm and comfortable retreat and dual aspect windows, allowing floods of natural light and beauty to pour in.



Exquisitely designed kitchen

The kitchen and breakfast room have been exquisitely designed so that they blend style and functionality, ideal for both everyday living and entertaining. The generously appointed kitchen boasts high spec units and a range of integrated appliances that include fridge/freezer, dishwasher and induction hob with extractor. The breakfast room offers ample space for a family dining table and chairs. To the rear double-glazed patio doors open onto the rear garden, allowing for a seamless transition between indoor and outdoor, with further double-glazed patio doors leading to a conservatory.





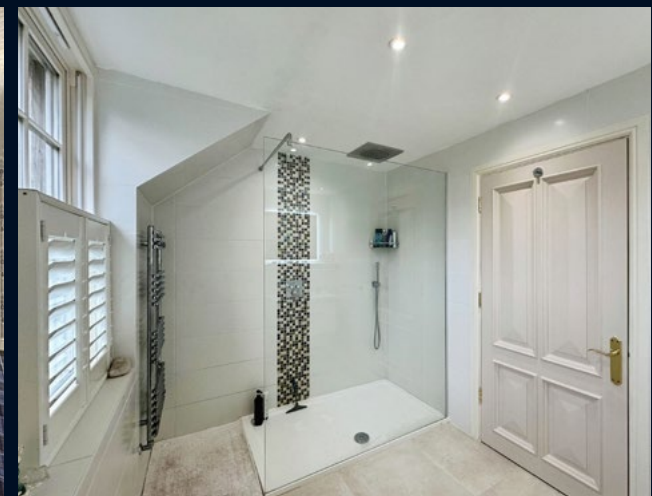
Formal dining room & conservatory

The light and airy conservatory offers uninterrupted views with access to the terrace, where you can soak up the rays. A spacious formal dining room is also available, which offers ample space for your own dining table and chairs, with a traditional fire place and surround, ideal for those special occasions. You further benefit from a convenient utility room and a beautifully finished downstairs W.C.



Generous master bedroom

Ascending to the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom is a generous size and features ensuite with a walk-in shower, wall-mounted wash basin and W.C complemented by inset ceiling spotlights.



Spacious bedrooms & bathroom

The second bedroom is well-sized making it the ideal guest room, which comes complete with its own ensuite bathroom, featuring a walk-in shower, bath, wall mounted wash basin, W.C and inset ceiling spotlights. Two further double bedrooms share a convenient Jack & Jill en-suite, complete with a tiled walk-in shower enclosure, wall-mounted wash basin, WC, inset spotlights, and an extractor fan. The first floor is complete with a convenient office/study.



Well-maintained external

Externally, the property boasts a well-maintained frontage with a gravel driveway, providing off-road parking for several cars which then leads to the double garage. The wrap around garden engulfs the full property, designed for relaxation and entertaining. The rear features a spacious paved terrace, tree house, pond and summer house, affectionally known as Beaver's Lodge.



Stunning gardens

The wrap around garden engulfs the full property, designed for relaxation and entertaining. The gardens are simply stunning and will be a real winner with anyone who enjoys outdoor living at its finest!



Property Description

The Cairney: 38'9 x 26'3 (11.80m x 8.00m)

Kitchen: 22'0 x 12'10 (6.70m x 3.90m)

Breakfast Room: 22'0 x 13'1 (6.70m x 4.00m)

Dining Room: 22'4 x 12'10 (6.80m x 3.90m)

Utility: 8'6 x 8'2 (2.60m x 2.50m)

Study: 7'10 x 5'11 (2.40m x 1.80m)

Conservatory: 26'3 x 7'3 (8.00m x 2.20m)

Bedroom One: 19'0 x 18'1 (5.80m x 5.50m)

En Suite: 10'6 x 7'7 (3.20m x 2.30m)

Bedroom Two: 13'1 x 8'10 (4.00m x 2.70m)

Jack & Jill En Suite: 9'2 x 8'10 (2.80m x 2.70m)

Bedroom Three: 13'1 x 9'2 (4.00m x 2.80m)

Bedroom Four: 17'1 x 10'10 (5.20m x 3.30m)

En Suite: 10'6 x 8'6 (3.20m x 2.60m)

Study: 9'2 x 6'11 (2.80m x 2.10m)

Garage: 20'4 x 20'4 (6.20m x 6.20m)

Workshop: 16'1 x 10'2 (4.90m x 3.10m)

Garden Room: 18'1 x 12'6 (5.50m x 3.80m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: CENTRAL GAS

Broadband: ADSL COPPER WIRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Tenure: Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

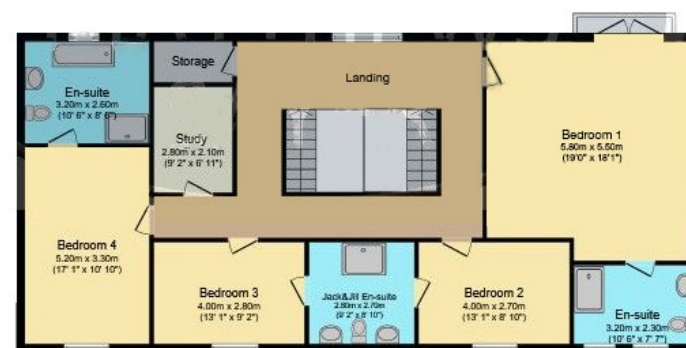
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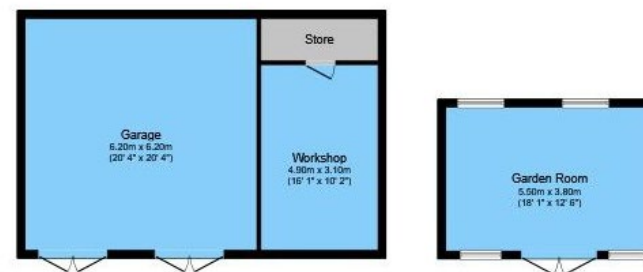
Floor Plans



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
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