

SIGNATURE

NORTH EAST

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Ulgham Grange Farm, Morpeth NE61 3AU

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Asking Price £750,000

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.

Ascending to the first floor, you will discover two generously sized bedrooms, each capable of accommodating a double bed and desired furnishings. A shower room serves these bedrooms, and a playroom is conveniently located adjacent to Bedroom 2, adding further versatility to the living space.

Externally, this home offers a large garden with a lawn and ample patio area, perfect for outdoor furniture. The separate two-level cottage presents a significant investment opportunity as a potential Airbnb or holiday let, complete with all necessary services, including gas, electricity, and water, a wet room, and an E.V. charger outside. The property also benefits from front parking space for two cars and rear parking in a private courtyard that can comfortably fit ten cars.

Don't miss out on this brilliant opportunity—book your viewing today!



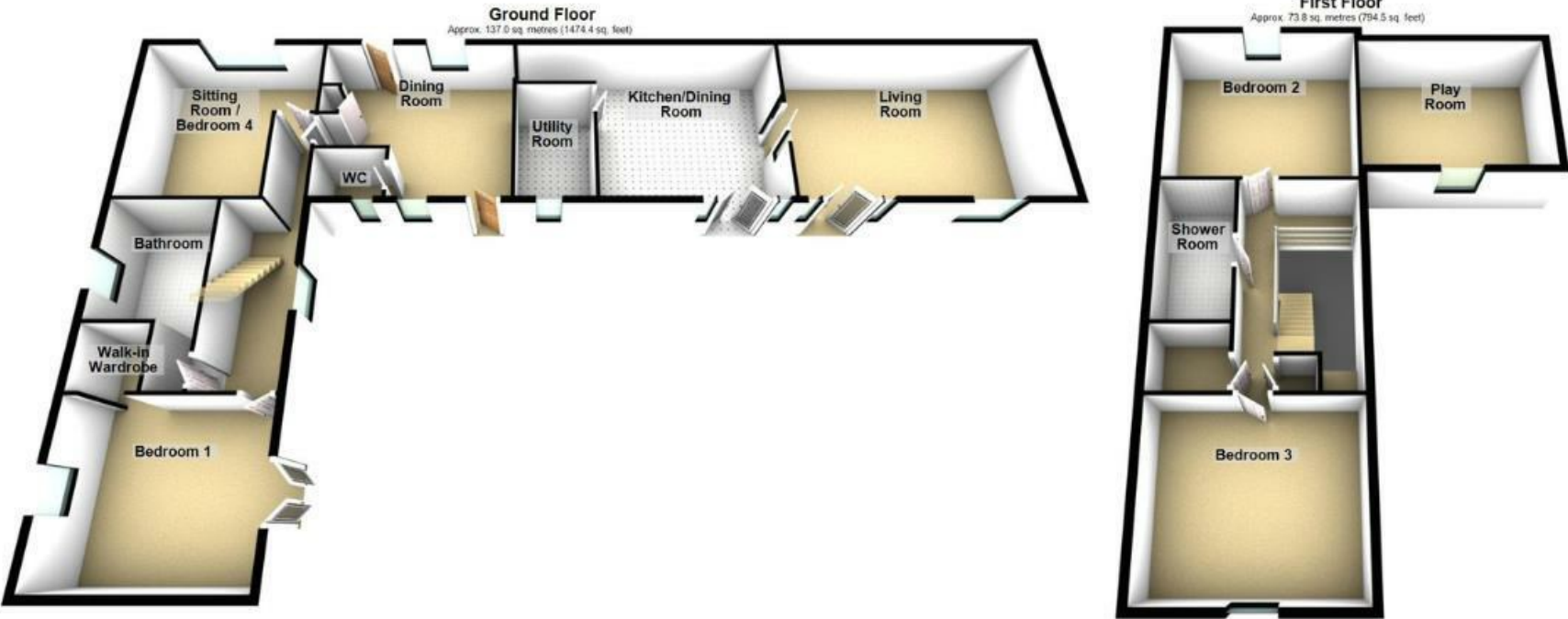


Why Signature?

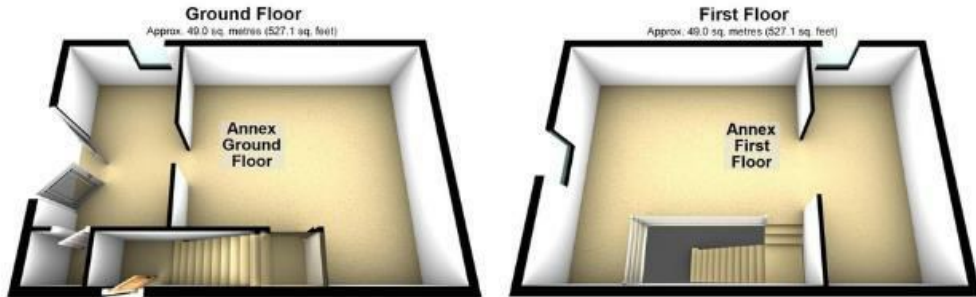
Signature North East reach 150,000 per month on social media. We cover 19 locations in the North East. At signature we keep our doors open from 8AM - 8PM, when other estate agents are closed. We are a customer 5 star rated agent on allagents.co.uk. With a dedicated group of negotiators across the region, to the 'behind the scenes' Head Office team, each member of staff is passionate about the industry and cares about every client; you're at the heart of everything we do!

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.

EPC RATING: D



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