

SIGNATURE

NORTH EAST

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📍 , Morpeth NE61 3AX

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Asking Price
£640,000

Signature North East welcomes you to Grange Villa Farm, a stunning detached home nestled within Ulgham Grange, just one mile from the charming village of Ulgham in Morpeth. This exceptional property combines the peaceful allure of countryside living with the comfort of modern amenities, making it ideal for families seeking a tranquil retreat without sacrificing convenience. Set against a backdrop of rural beauty, this home benefits from easy access to reputable schools, a variety of local amenities, and excellent transport links, with the A1 just a short drive away, providing a seamless connection to urban centres.

Upon entering, you're greeted by a warm and inviting living room featuring a unique stone and brick fireplace, a perfect focal point for gatherings. Adjacent to the living room, the formal dining area is bright, spacious, and thoughtfully designed to create an open-plan flow into the kitchen, making it ideal for family gatherings or dinner parties. The dining area also opens to a patio, creating a blend of indoor and outdoor living. The kitchen offers farmhouse style with modern amenities, including ample wall and base units and a central island with additional counter space, perfect for casual meals.

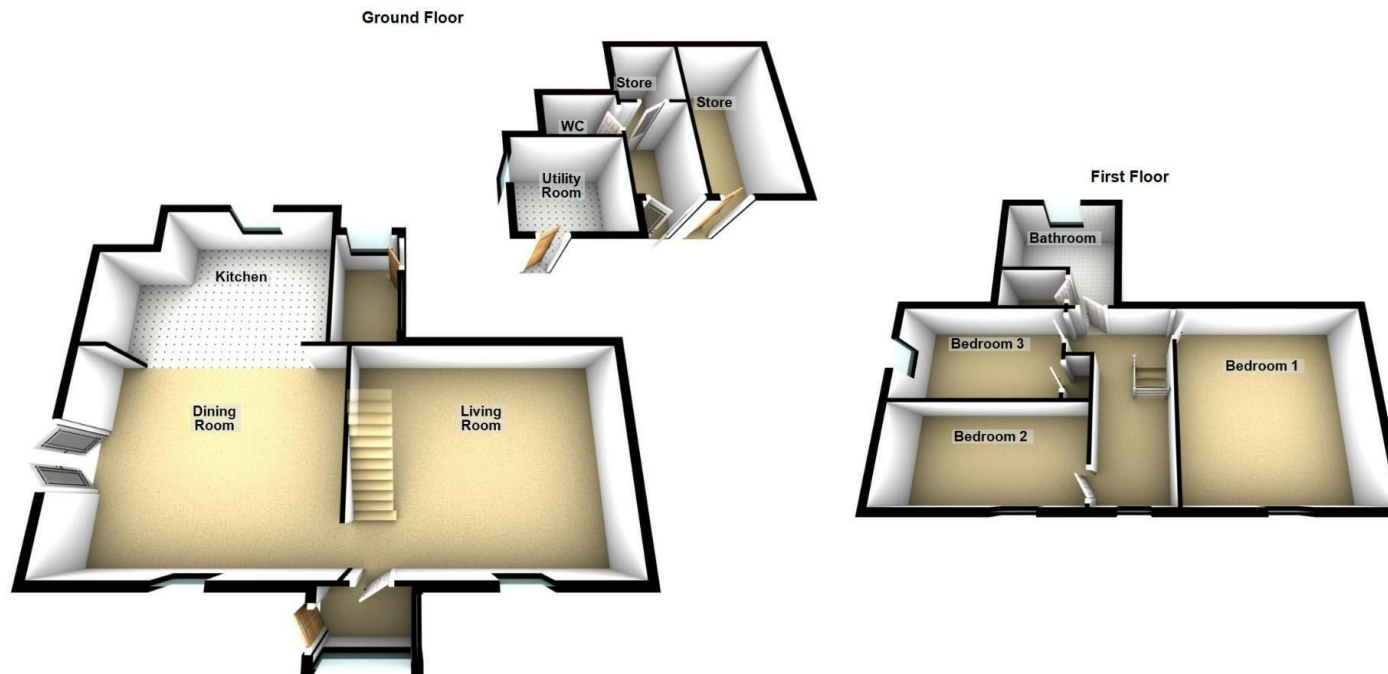
Upstairs, the first floor is home to three generously sized double bedrooms. The master bedroom is a true highlight, featuring wall-to-ceiling fitted wardrobes providing ample storage and space for a king-size bed. The spacious family bathroom completes this level, offering a four-piece suite that includes a separate walk-in shower and a bath, catering to all preferences and adding to the comfort of the home.

Outside, the grounds are expansive, covering 2.75 acres, featuring a separate building with a utility room, WC, and two storage rooms. Just off the dining room, the patio area provides an ideal setting for alfresco dining, shaded by a large pergola, is perfect for outdoor entertaining. The property features a lush lawn, mature trees and ample space to relax and entertain. For equestrian enthusiasts, the property includes three brick stables and a tack room, making it suitable for housing horses or other outdoor hobbies. Parking is plentiful, with a double garage for two vehicles and additional parking for up to six cars.



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

PROPERTY FLOORPLAN



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
18'0" x 14'7"

Dining Room
18'4" x 14'7"

Kitchen
16'11" x 10'4"

Utility Room
9'0" x 8'8"

WC
6'0" x 4'0"

Bedroom One
15'2" x 14'9"

Bedroom Two
15'1" x 7'5"

Bedroom Three
12'10" x 7'4"

Bathroom
9'9" x 9'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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