



# NO. 1 ULGHAM PARK FARM COTTAGES

ULGHAM, NR MORPETH

AYRE  
PROPERTY  
SERVICES

01669 621312  
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# £280,000

GUIDE  
PRICE

An immaculately presented end terraced cottage on an exclusive private development. Ulgham Park Farm is a gated residence and has 11 houses in total approximately a mile from the Village of Ulgham. The accommodation comprises: On the Ground Floor; Entrance Hall, Sitting Room, with Log Burning Stove and Breakfasting Kitchen with a stable door to the rear yard. On the First Floor, there are Two Double Bedrooms and a Single Bedroom together with a high specification Family Bathroom. To the front of the property is a well stocked front garden with stunning views over the open countryside and farmland.



## Ulgham (pronounced "uffham")

From the A1 turn east (right when heading north) approximately four miles north of Morpeth following the signs to Tritlington. Continue on this road, past Tritlington until reaching a T-junction. Turn left towards Ulgham. Upon entering the village, turn left opposite the pub and continue for approximately three quarters of a mile until reaching the gates of Ulgham Park Farm. The automatic gates lead into a collection of houses and cottages. No. 1 is the first in the row of 4.

## Services

Mains electricity, oil, and water. Drainage to Private Treatment Plant (exclusive to the property) Fully double-glazed.

## Postcode

NE61 3AL

## Local Authority

Northumberland County Council

Tel: 01670 627 000

## Council Tax

Council Tax Band D - £2,325.75 - 2024/25

## Tenure

Freehold

## Viewing

Strictly by appointment with the selling agents

## Agents Note

A management company is in place to deal with the upkeep of the communal areas, including the automatic gates, grass cutting of the communal areas and emptying of the septic tank. 11 No. residents pay approximately £400 per annum.

## Location

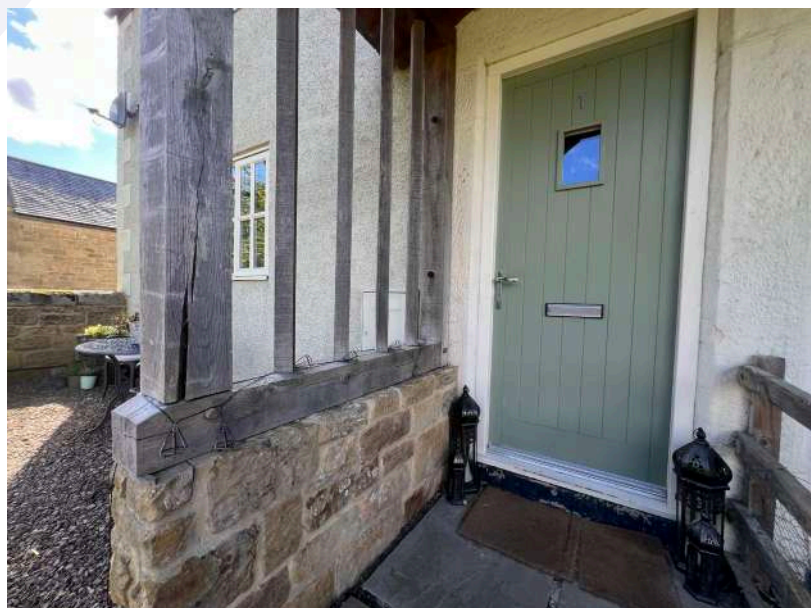
For detailed directions please contact the selling agents.

Details Prepared

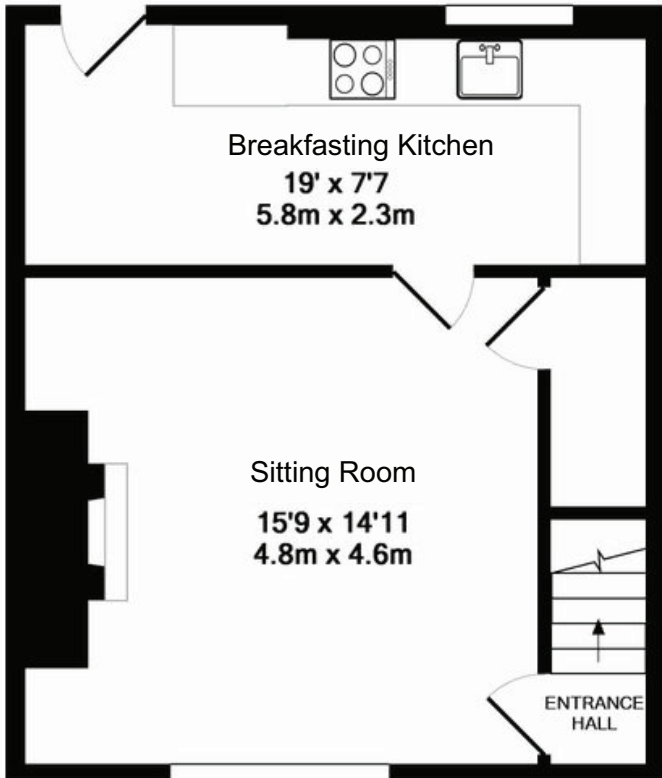
June 2024

Property Reference

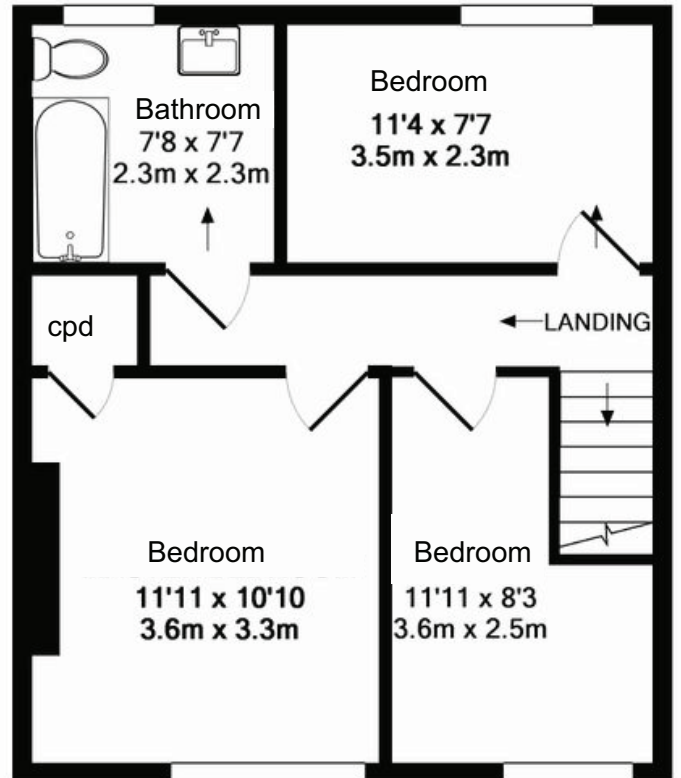
80640451







GROUND FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)







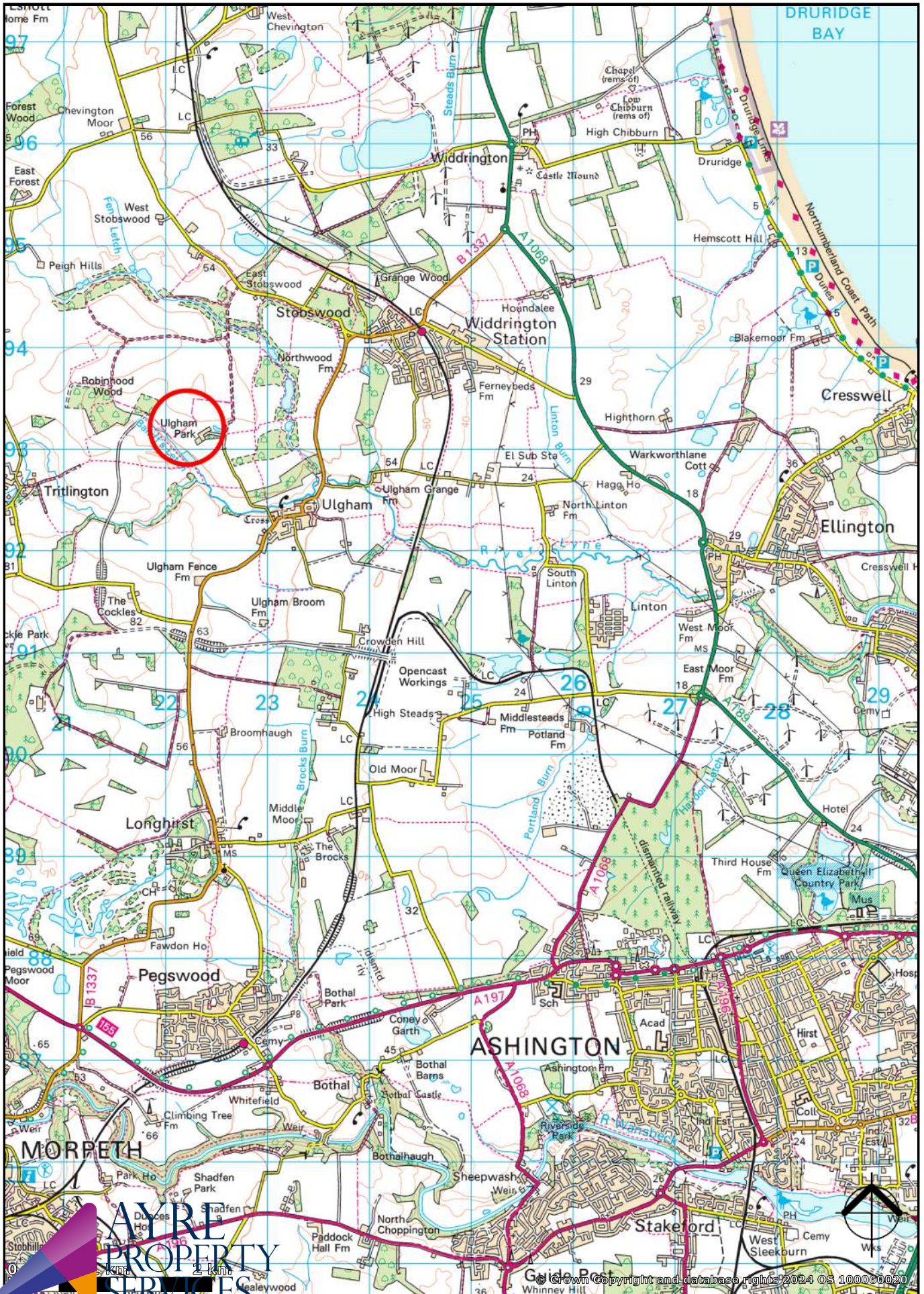












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Plotted Scale - 1:50,000

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**Important Notice**

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.