



4 ULGHAM GRANGE FARM ULGHAM, MORPETH

AYRE
PROPERTY
SERVICES

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£900,000

GUIDE
PRICE

An immaculately presented Grade II Listed barn conversion situated on the edge of the attractive Village of Ulgham. The property forms part of the exclusive Ulgham Grange which itself has a rich history. The property stands in gardens and grounds extending to approximately 0.23 ha (0.6 acres) and benefits private gardens with views of the surrounding countryside and the River Lyne. Formerly a Byre and Cartshed, No. 4 Ulgham Grange has been thoughtfully converted and upgraded to English Heritage specifications. A detached stone building is within the grounds of the property, (currently utilised as storage), in need of modernisation, could be easily converted into self contained Holiday /Secondary Accommodation/Work/Studio space.

Ulgham (pronounced "uffham")

Located approximately 6 miles north-east of Morpeth. 26 miles Newcastle upon Tyne and its mainline train station. Ulgham has easy access to the A1 trunk road and A1068 which forms part of Northumberland's Coastal Route. Local amenities are within a couple of miles at Widrington. Ulgham Meadow a small local nature reserve beside the River Lyne is a short distance away.

4 Ulgham Grange Farm

The main property extends to approximately 2,300 sq ft (215 sq mts), and retains many original features including vaulted ceilings, exposed beams, exposed stonewalls and stripped timber floors. Many of the features within the property are reclaimed and add much character including the Aga, log burning stove and stained-glass windows. The accommodation comprises, Entrance Hall, Sitting Room, Kitchen with Utility, W.C. Snug/Bedroom 4. Principal Bedroom with Dressing Area, modern Family Bathroom. On the First Floor, two further Bedrooms (one Bedroom has a Study/Games Room leading from it. Accessed by a private drive with ample cobbled parking, the gardens have sheds and timber garage, Orchard with fruit trees, pathways and wooded areas.

Detached Stone Building

Extending to 1,200 sq ft (110 sq mts), the detached two storey building built of stone under a slate roof, currently used as storage. It has services to it and would easily convert into a Second Home/Holiday Accommodation or even work studio/office. Features include stripped timber floor, stone arches, walled access.

Services

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

Postcode
NE61 3AU

Local Authority
Northumberland County Council
Tel: 01670 627 000

Council Tax
Council Tax Band F - £3,208.84 - 2023/24

Tenure
Freehold

Viewing
Strictly by appointment with the selling agents

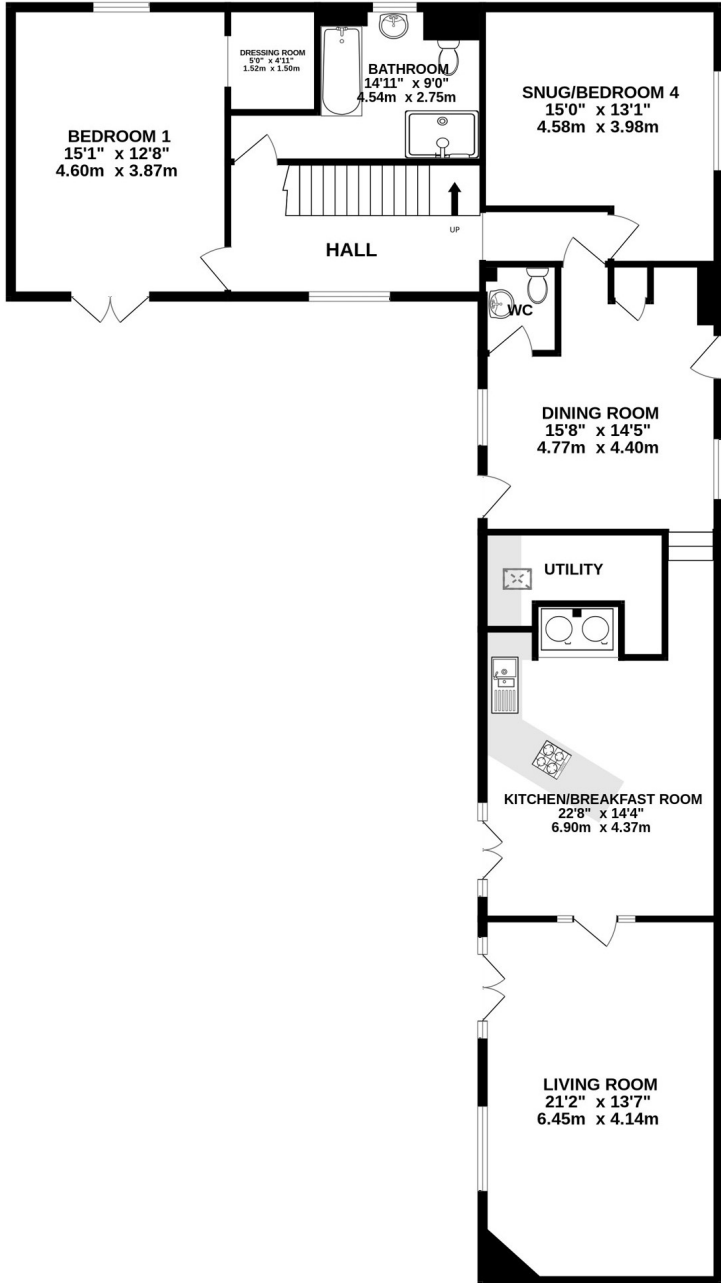
Agents Note
There is a covenant that prohibits the Title of the main house and the detached building being split.

Location
For detailed directions please contact the selling agents.

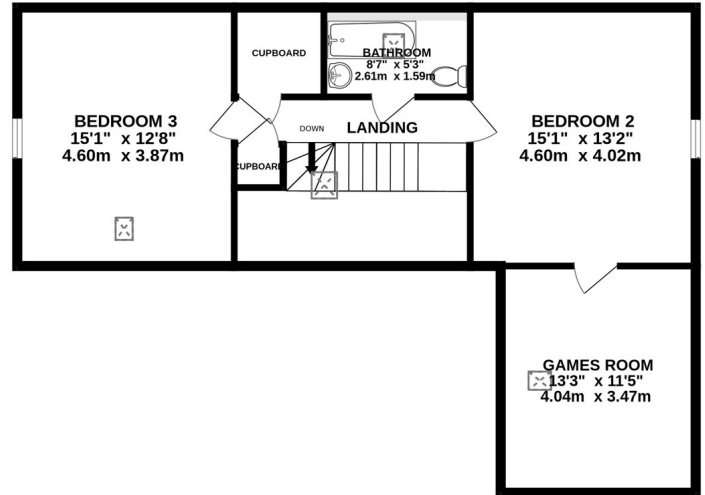
Details Prepared August 2023
Property Reference 86673154



GROUND FLOOR
1476 sq.ft. (137.1 sq.m.) approx.

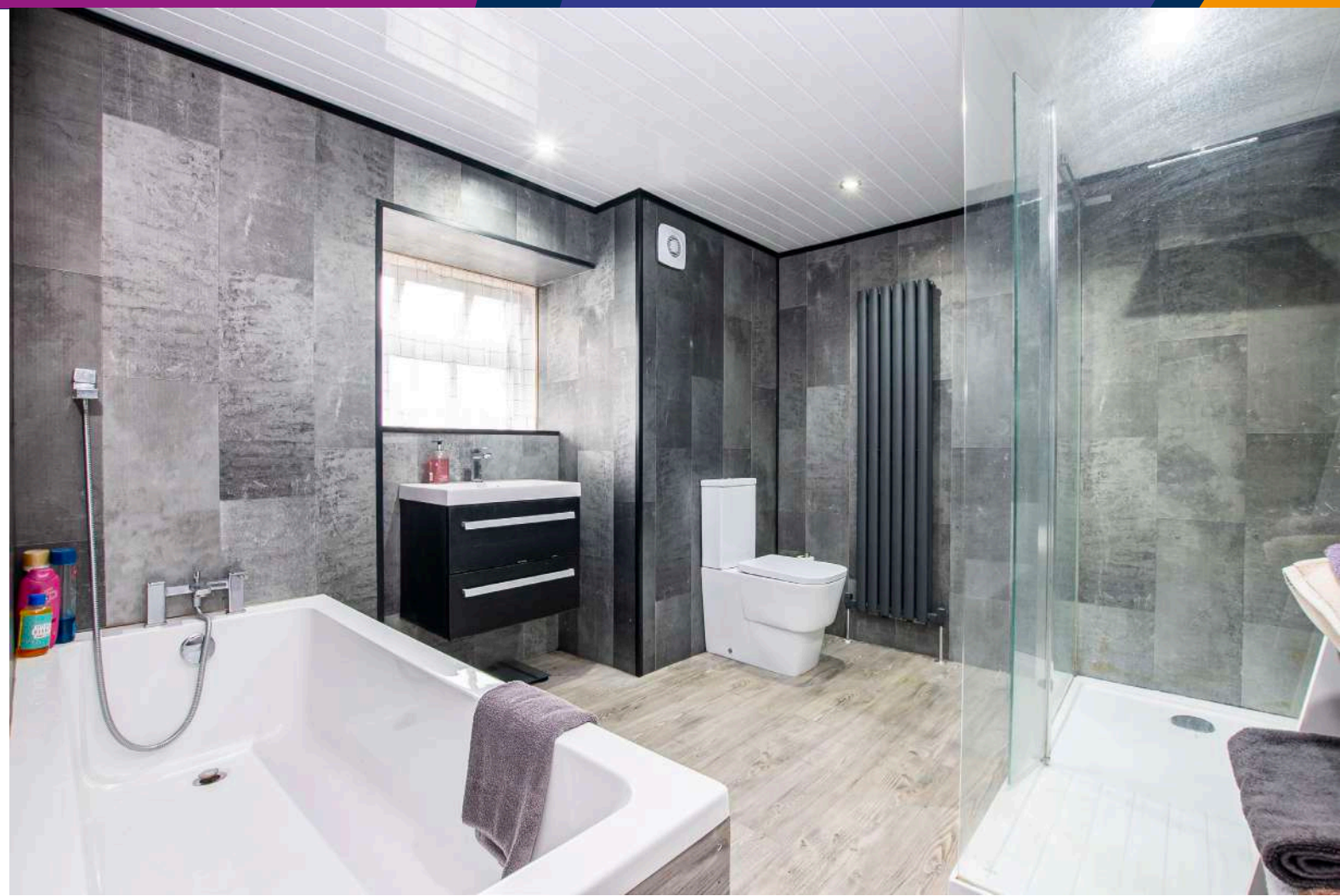


1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.





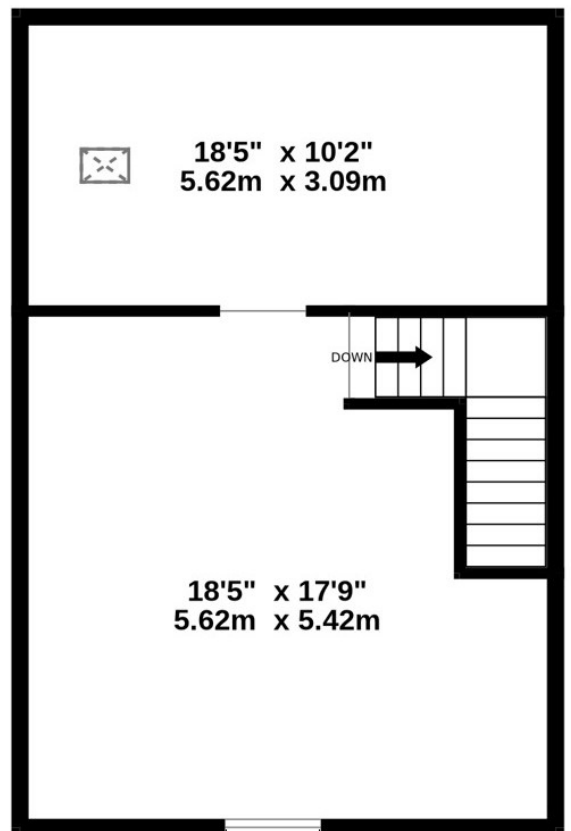
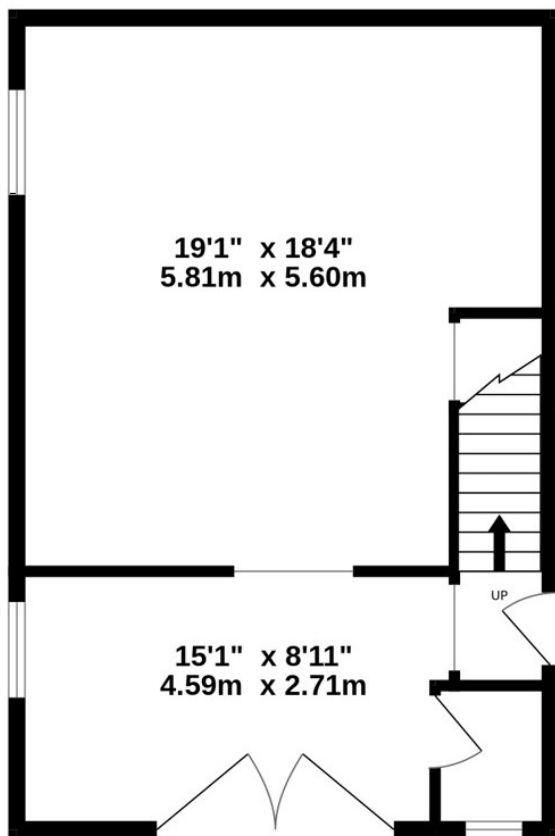




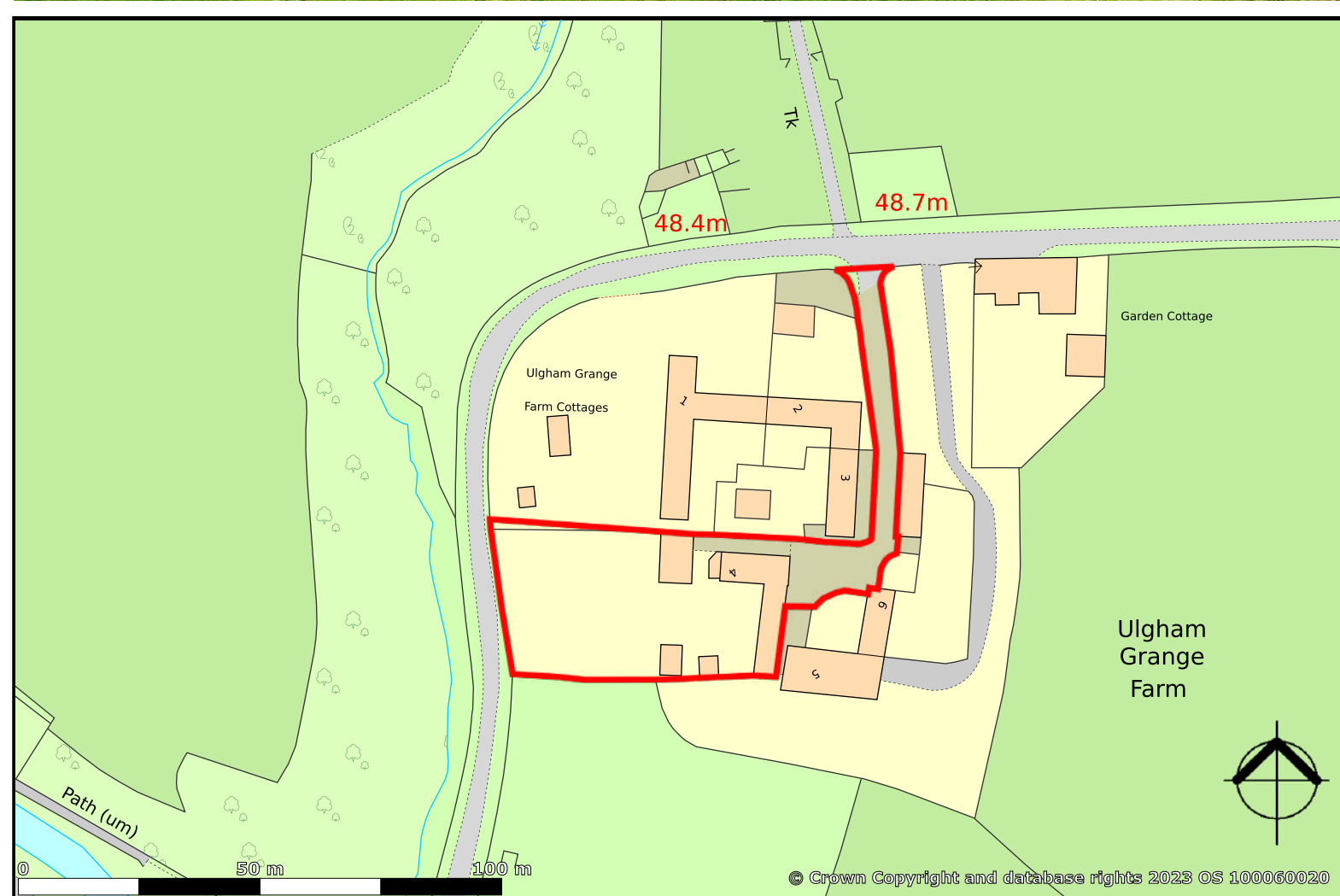


ANNEX GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

ANNEX FIRST FLOOR
514 sq.ft. (47.8 sq.m.) approx.









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