



### 3 bed character property to buy in NE61

Ulgham, Ulgham, Morpeth, Northumberland, NE61 3AX

**£640,000**

 x3  x1  x1

Tenure  
**Freehold**

### Property features

-  Smallholding
-  2.75 Acre Plot
-  Three Bedrooms
-  Stables & Outbuildings
-  EPC Rating F

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: F
- ✓ Heating supply: Liquefied petroleum gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Amanda Coleman  
Senior Manager  
Morpeth

01670 568099  
morpeth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Set within the sought-after hamlet of Ulgham Grange, this distinctive smallholding combines rural charm with versatile equestrian and lifestyle facilities. The beautifully presented three-bedroom home is complemented by substantial brick-built stables, a range of useful outbuildings, and approximately 2.75 acres of land, offering an ideal opportunity for those seeking country living or equine facilities.

Ulgham Grange is surrounded by beautiful countryside while remaining just a short distance from the thriving market town of Morpeth. The town offers a wide range of amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, along with OFSTED-rated schools for all ages. Morpeth's mainline railway station provides direct services north to Edinburgh and south to London, while regular bus routes connect the town to a variety of other nearby towns and villages.

The property itself comprises; A spacious open-plan kitchen, dining and living area, alongside a separate living room and utility room, offering both comfort and practicality. To the first floor are three double bedrooms, including a principal bedroom with fitted wardrobes, together with a modern family bathroom.

Externally, the property benefits from a substantial driveway and an American-style porch with a sunken hot tub, ideal for entertaining. Set within approximately 2.75 acres, the grounds include three brick-built stables with a tack room, a separate wooden stable block, an external utility room and a range of additional outbuildings.

We expect a high level of interest in this property, for more information or to book a viewing please call the Morpeth office.

Council Tax Band: E

Tenure: Freehold

Price: £640,000

Property Type: Character Property

USPs: Garden, Has land

Parking: Driveway & Garage

Heating: Liquefied petroleum gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Kitchen

Fitted with a range of wall and base units complemented by matching work surfaces, the kitchen features an integrated sink with mixer tap and drainer, electric oven with gas hob, extractor fan and dishwasher. There are two double glazed windows to the rear elevation, space for a fridge-freezer, and laminate wood flooring throughout.



## Living Room

A spacious but cosy lounge with wooden flooring, a log burning fire with exposed stone fireplace, double glazed window to front elevation and a central heating radiator.



## Living-Dining Room

Open-plan living-dining space with wooden flooring, French doors onto the American style porch, a double glazed window to front elevation and central heating radiators.



## Utility Room

Fitted with base units with countertops, tiled flooring and an external door to the rear yard.

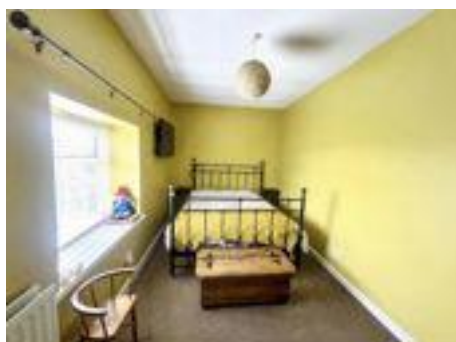
## Bedroom One

Large double bedroom with fitted wardrobes, carpeted flooring, large double glazed window and central heating radiator.



## Bedroom Two

Double bedroom with carpeted flooring, a double glazed window to front elevation and a central heating radiator.



## Bedroom Three

With carpeted flooring, central heating radiator and double glazed window.



## Bathroom

Fitted suite comprising of WC, hand wash basin, panelled bath and shower cubicle. With tiled walls and flooring, as well as a double glazed window to rear elevation and a large storage cupboard.



## Paddocks

Totalling to approximately 2.75 acres of land, the property benefits from two paddocks ideal for housing livestock or for outdoor activities.



## Stables

The property offers a brick built stable block consisting of 3 stables and a tack room, as well as a further block of wooden stables with an attached wooden garage.



## Garden

The property benefits from a large, wraparound garden laid with gravel, lawn and an American porch with sunken hot tub, the perfect space for outdoor entertaining or al fresco dining. A yard area to the rear of the property houses multiple outbuildings, currently used for storage and an outdoor utility room. There is a large gravel driveway with parking for multiple cars or vans and an electric gate for maximum privacy.



Approx Gross Internal Area  
136 sq m / 1465 sq ft



Ground Floor  
Approx 73 sq m / 782 sq ft

First Floor  
Approx 63 sq m / 683 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**13 Newgate Street, Morpeth, Northumberland, Tyne & Wear, NE61 1AL, Tel: 01670 568099, Fax: 01670 516613, morpeth@pattinson.co.uk, www.pattinson.co.uk**

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