

BRUNTON

RESIDENTIAL



ULGHAM GRANGE FARM, ULGHAM, MORPETH, NE61

Offers Over £695,000

BRUNTON

RESIDENTIAL





BRUNTON
RESIDENTIAL



BRUNTON

RESIDENTIAL



Set within the attractive rural surroundings of Ulgham Grange Farm, this impressive character family home offers spacious and beautifully balanced accommodation with generous gardens, countryside views and excellent versatility throughout. Combining bright interiors with substantial living space, the property is perfectly suited to modern family life while enjoying a peaceful semi-rural setting near Morpeth.

The home has been thoughtfully designed to maximise natural light and connection to the surrounding gardens, with multiple dual-aspect rooms, French doors and spacious reception areas creating an airy and welcoming atmosphere throughout. A well-equipped kitchen/breakfast room, four generous double bedrooms and versatile family living spaces are complemented by extensive outdoor areas ideal for entertaining and everyday enjoyment.

Ulgham enjoys a desirable position close to Morpeth, offering easy access to local amenities, schools, transport links and surrounding countryside walks. The combination of tranquil green surroundings and excellent accessibility makes this an exceptional opportunity for buyers seeking space, privacy and lifestyle appeal.

BRUNTON RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a bright and welcoming entrance hall with stairs to the first floor and an under-stair storage cupboard. To the right-hand side, a generous living room enjoys a feature fireplace and French doors that lead out to the rear garden and allow plenty of light to flood the space, alongside multiple windows offering dual aspects. Continuing down the entrance hall is a useful utility with plumbing for appliances and access to a convenient ground-floor WC. Situated to the end of the hallway are the kitchen/breakfast room and versatile second reception room. The kitchen/breakfast room faces the front of the property and is well-equipped with a range of fitted wall and base units and space for appliances including a range cooker alongside plenty of work space and storage. The kitchen/breakfast room also has ample space for dining furniture, enjoys dual aspects and a door leading out to the front of the property. To the rear, the dining room has dual-aspect windows overlooking both the rear and side of the property.

The first-floor landing has multiple windows, allowing for plenty of natural light, and gives access to a generous dual-aspect double bedroom to the left of the property, alongside a well-appointed modern family bathroom with a separate shower cubicle and a heated towel rail. Further along the hallway are two good-sized double bedrooms, a useful storage cupboard and a shower room. To the rear of the property is another generous double bedroom with views over the rear garden.

Externally, the property benefits from a detached double garage with a EV charger and floored loft space above with potential for further conversion, and convenient off-street parking for multiple vehicles. The rear aspect has a pleasant courtyard garden with paving and planted areas with established scrubs and trees, while the front has two lawned areas with planted borders creating the ideal space for pleasant everyday family life and entertainment. Another feature of this property is the striking views of the greenery, enhancing the sense of tranquillity throughout.



BRUNTON

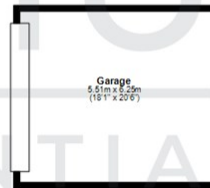
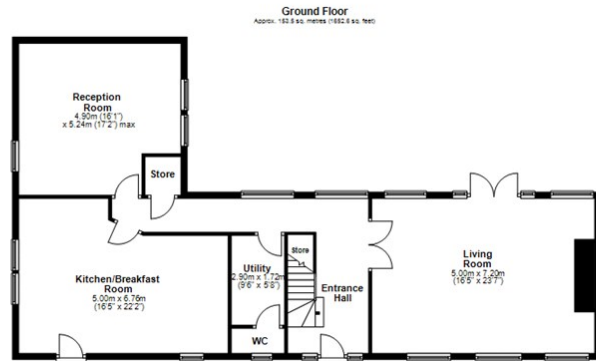
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



Total area: approx. 272.6 sq. metres (2934.1 sq. feet)

All measurements are approximate and are for illustrative only. Plans produced as for reference.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	