

Rowan Tree Cottage, Ulgham, Morpeth, Morpeth

£390,000



Full Description

A glorious cottage modernised and upgraded to a superior standard cleverly combining country cottage charm with contemporary living. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed home located in Ulgham just on the outskirts of the Northumberland market town of Morpeth. Nestled within peaceful environs this exclusive property oozes designer living and benefits from extensive wrap around gardens, plenty of driveway parking leading to a detached garage, a superb amount of storage, predominantly uPVC windows, a stunning garden room (with replaced roof), a composite front door, gas central heating and all the usual mains connection.

Ulgham is a peaceful hamlet a couple of miles from Morpeth and with easy access to the A1. Morpeth is a town with vibrant shops, pubs, restaurants, and many other amenities including well-respected schools. Morpeth is convenient for travel to Newcastle city and many other local villages and towns. Transport links are also good being a short drive to the A1 and Morpeth train station giving access to the rest of the country. Morpeth mainline rail station is on the East Coast Line to London. For commuters, Newcastle City Centre and Newcastle International airport are both approximately 18 miles away.

Entry is via the front door, beneath an attractive storm canopy, which opens into a beneficial entrance porch which offers useful space to hang coats and store shoes. An inner door leads into the main hallway with various doors leading off to the principal living spaces. The space is finished with plank effect Karndean flooring which creates a stylish look. A drop-down ladder provides access to a large loft space, with windows at both ends, which could be converted into further living space subject to obtaining the relevant planning permission.

With an impressive bay window capturing views over the front garden, the living room is a wonderful space in which to spend time with family and friends exchanging stories of the day. The high ceilings add to the sense of space and airiness, and the addition of coving adds charm. A multi-fuel stove, set upon a slate hearth with a brick surround forms an attractive focal point enticing you to sit before it during the cooler months. The alcove to one side leads to a glorious garden room which is a superb additional living space which the current owners utilise as a dining room where you can enjoy entertaining whilst appreciating the backdrop of open countryside as you dine. A pair of French doors open to the parking area to the side of the property.

Spacious and well designed, the kitchen offers a good number of wall and base units with a cream-coloured shaker style door with pewter-coloured handles complemented by a contrasting stone-effect work surface. In terms of fitted appliances, there is a Bosch double oven, a four-ring induction hob beneath a black splash back and stainless-steel chimney style extractor fan, a bowl and a half white ceramic sink with a brushed chrome mixer tap, a dishwasher and a fridge-freezer. A window takes advantage of views over the rear garden to the open fields beyond. Adjacent to the kitchen is a useful storage cupboard housing the gas boiler and electrical consumer unit for ease of access and which is a superb space in which to store larger domestic equipment such as the ironing board or vacuum cleaner.

Towards the rear of the property, there is a conveniently located utility room, with a window to the rear and a composite door opening into the rear garden. There are further wall and base units and a single bowl stainless steel sink in addition to space and plumbing for a washing machine and a tumble dryer.

The primary bedroom which benefits from a lovely high ceiling, neutral décor and a sumptuous carpet. This spacious and restful double bedroom incorporates built-in floor to ceiling sliding door wardrobes which offer excellent storage potential. A large window captures pleasant views over the front garden.

Bedroom 2 is another good-sized double room. A window overlooking the side of the property allows a wealth of natural light to circulate. There is plenty of space to accommodate a range of bedroom furniture.

Bedroom 3 is a generously proportioned double room with a window taking advantage of views over the glorious rear garden. All the bedrooms are neutrally decorated allowing the easy addition of accent colour should you so wish.

The family bathroom has been completed to an incredibly high standard and oozes boutique hotel style. The suite comprises a double ended claw foot bath with a chrome shower attachment, a towel radiator, a toilet with a high-level cistern, a double shower cubicle with a low-profile tray with a waterfall shower head and a separate shower head within and a vanity unit with a Heritage hand wash basin on top with a wall mounted mirrored cabinet above. A large window, with privacy glass, overlooks the rear of the property and illuminates the attractive tiling perfectly.

The property continues to impress with its outside space which is secluded and boasts views over open fields and countryside. The gated driveway opens onto a gravelled area with a lawn to the side. To the right, there are mature shrubs and hedging which offer texture and depth. A second pair of gates opens to a Tarmac drive which extends to a timber garage. The space continues to two large sheds ideal for the storage of garden accessories. A retaining wall frames a double lawned area which has been beautifully manicured and showcases attractively planted borders. A circular stone paved area offers the ideal space to enjoy al fresco dining with family and friends during the warm summer months and a fenced area to the rear offers access to a wood store, a water butt and space for raised vegetable planters if you so wished. This delightful home is ready and waiting to welcome its new owners and is the perfect property in which to escape to the country.

Tenure: Freehold
Council Tax Band:
EPC: D

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Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Large garage
- A stunning home full of cottage character
- Plenty of driveway parking
- Very well presented
- Edge of village location
- Close to Morpeth
- Spacious plot with wrap around gardens
- Very sought after location
- Utility Room

Contact Us

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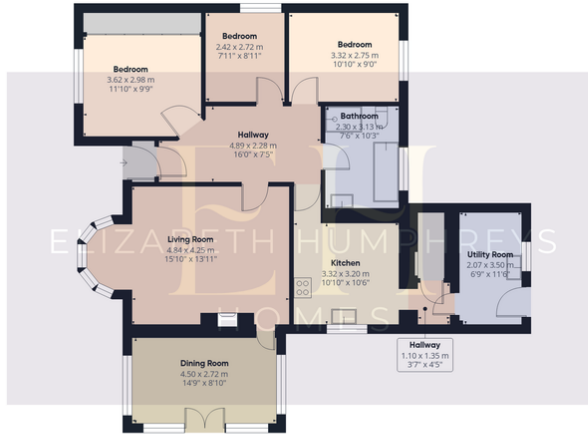
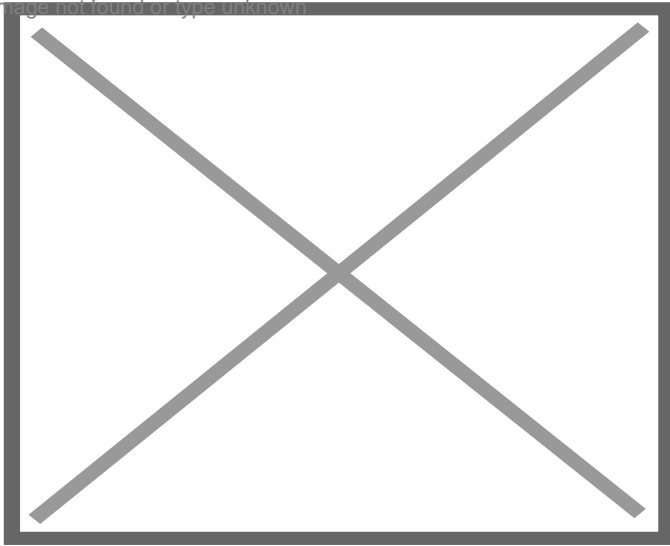




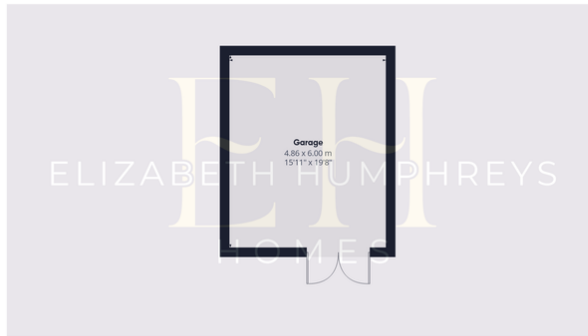
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	79
(39-54) E	61
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	54
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

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Ground Floor Building 1



Ground Floor Building 2

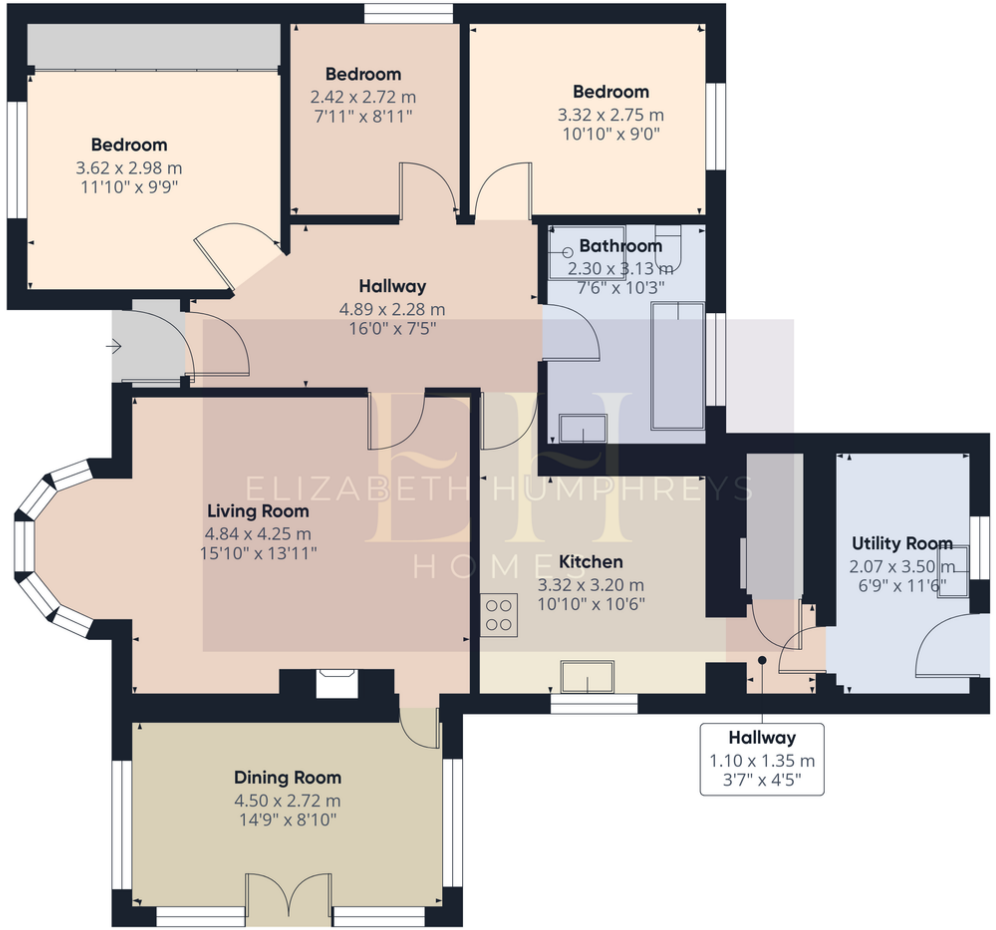


Approximate total area⁽¹⁾
 135.2 m²
 1455 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 1

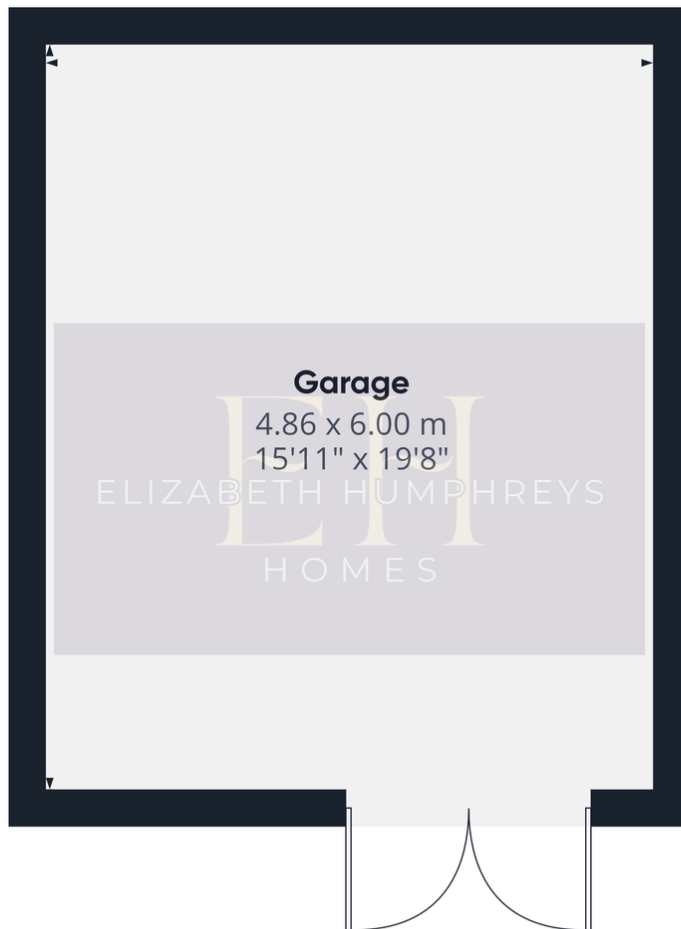
Approximate total area⁽¹⁾

106.1 m²
1142 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2

Approximate total area⁽¹⁾

29.1 m²
313 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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