



Ulgham Lane | Longhirst | NE61 3NE

Asking Price £1,350,000

ROOK
MATTHEWS
SAYER



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Exceptional Detached Home

Four Bedrooms

Beautiful Semi-Rural Location

**Exquisitely Finished
Generously Sized Rooms**

Treehouse plus Summer House

Stunning Wrap Around Gardens

Gravel Driveway plus Large Garage

Freehold

For any more information regarding the property please contact us today

Situated on Ulgham Lane, this exceptional detached four-bedroom home is located within its own private oasis! Thoughtfully upgraded and beautifully enhanced by the current owners, it now offers a stylish and contemporary living space, perfectly suited to modern family life, with high-quality finishes and surrounded by mature, well-maintained gardens, which offer pops of colour and vibrancy, offering a view from every room. This beautiful home is well suited to those seeking a peaceful, semi-rural setting, while remaining within easy reach of the amenities of the historic market town of Morpeth, located approximately five miles away. Morpeth boasts a blend of traditional shopping options, alongside national retailers, as well as schooling for all ages, a vibrant selection of bars and restaurants, and excellent leisure facilities. Transport links are well-catered for, with local bus routes, the A1 trunk road providing convenient access both north and south, and Morpeth's mainline railway station offering connections to Newcastle, Edinburgh, and London. For commuters, Newcastle city centre and Newcastle International Airport are both approximately 18 miles away.

Upon entering, you are greeted by a large sweeping driveway which leads to the grand entrance of the property. The impressive hallway is one of a kind with a magnificent double staircase that ascends to the first floor. This leads seamlessly into what is the heart of this impressive home. The Cairney offers that overall WOW factor, with an intricately designed ceiling, large log burner which is the centrepiece of the room, under floor heating which creates a warm and comfortable retreat and dual aspect windows, allowing floods of natural light and beauty to pour in.

The kitchen and breakfast room have been exquisitely designed so that they blend style and functionality, ideal for both everyday living and entertaining. The generously appointed kitchen boasts high spec units and a range of integrated appliances that include fridge/freezer, dishwasher and induction hob with extractor. The breakfast room offers ample space for a family dining table and chairs. To the rear double-glazed patio doors open onto the rear garden, allowing for a seamless transition between indoor and outdoor, with further double-glazed patio doors leading to a conservatory. The light and airy conservatory offers uninterrupted views with access to the terrace, where you can soak up the rays. A spacious formal dining room is also available, which offers ample space for your own dining table and chairs, with a traditional fire place and surround, ideal for those special occasions. You further benefit from a convenient utility room and a beautifully finished downstairs W.C.

Ascending to the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom is a generous size and features ensuite with a walk-in shower, wall-mounted wash basin and W.C complemented by inset ceiling spotlights. The second bedroom is well-sized making it the ideal guest room, which comes complete with its own ensuite bathroom, featuring a walk-in shower, bath, wall mounted wash basin, W.C and inset ceiling spotlights. Two further double bedrooms share a convenient Jack & Jill en-suite, complete with a tiled walk-in shower enclosure, wall-mounted wash basin, WC, inset spotlights, and an extractor fan. The first floor is complete with a convenient office/study.

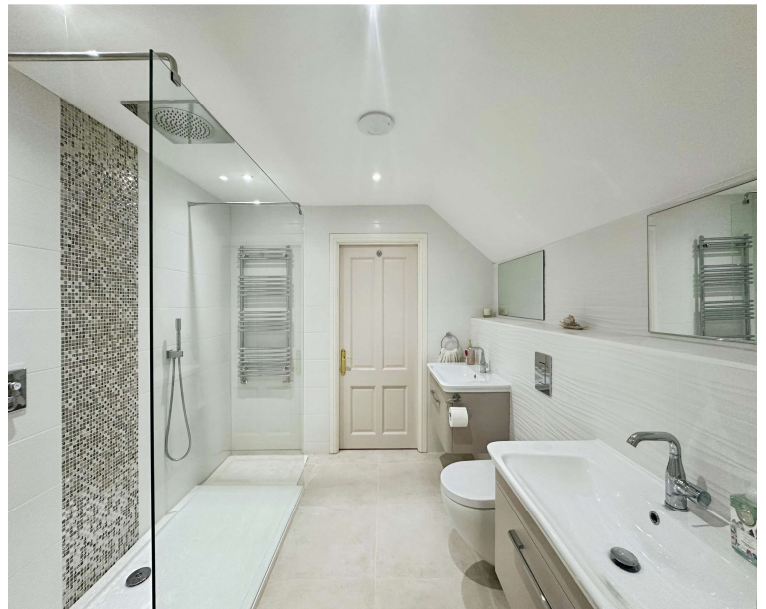
Externally, the property boasts a well-maintained frontage with a gravel driveway, providing off-road parking for several cars which then leads to the double garage. The wrap around garden engulfs the full property, designed for relaxation and entertaining. The rear features a spacious paved terrace, tree house, pond and summer house, affectionally known as Beaver's Lodge. The gardens are simply stunning and will be a real winner with anyone who enjoys outdoor living at its finest!

A must view to appreciate the home on offer.

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MEASUREMENTS:

The Cairney: 38'9 x 26'3 (11.80m x 8.00m)
Kitchen: 22'0 x 12'10 (6.70m x 3.90m)
Breakfast Room: 22'0 x 13'1 (6.70m x 4.00m)
Dining Room: 22'4 x 12'10 (6.80m x 3.90m)
Utility: 8'6 x 8'2 (2.60m x 2.50m)
Study: 7'10 x 5'11 (2.40m x 1.80m)
Conservatory: 26'3 x 7'3 (8.00m x 2.20m)
Bedroom One: 19'0 x 18'1 (5.80m x 5.50m)
En Suite: 10'6 x 7'7 (3.20m x 2.30m)
Bedroom Two: 13'1 x 8'10 (4.00m x 2.70m)
Jack & Jill En Suite: 9'2 x 8'10 (2.80m x 2.70m)
Bedroom Three: 13'1 x 9'2 (4.00m x 2.80m)
Bedroom Four: 17'1 x 10'10 (5.20m x 3.30m)
En Suite: 10'6 x 8'6 (3.20m x 2.60m)
Study: 9'2 x 6'11 (2.80m x 2.10m)
Garage: 20'4 x 20'4 (6.20m x 6.20m)
Workshop: 16'1 x 10'2 (4.90m x 3.10m)
Garden Room: 18'1 x 12'6 (5.50m x 3.80m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Central Gas
Broadband: ADSL Copper Wire
Mobile Signal / Coverage Blackspot: No
Parking: On Street

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: C
Council Tax Band: G

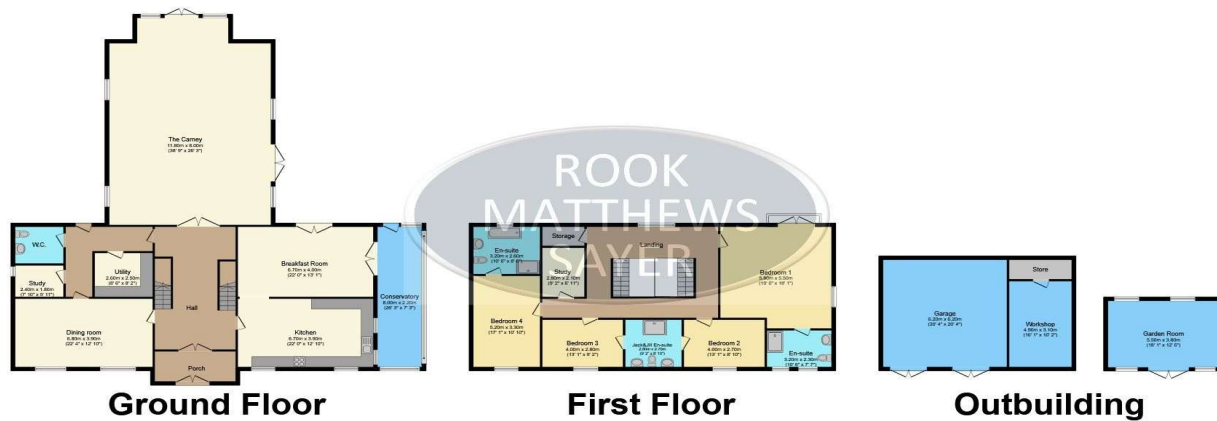
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Total floor area 473.9 m² (5,101 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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