

# Crowden Hill Farm

ULGHAM | MORPETH | NORTHUMBERLAND



**FINEST**  
PROPERTIES





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# A traditional Northumberland farmhouse with holiday lets, land and equestrian facilities

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Morpeth Town Centre 5.3 miles | Ponteland 19.3 miles | Newcastle International Airport 22.8 miles  
Newcastle City Centre 22.8 miles | Rothbury 17.2 miles | Alnwick 18.7 miles









## Accommodation in Brief

### Main Farmhouse

Entrance Hall/Boot Room | Kitchen | Living Room | Sitting Room  
Utility Room | WC | Pantry | WC | Ground Floor Bedroom  
Principal Bedroom | Ensuite | Bedroom | Ensuite | Bedroom | Bathroom

### External Outbuildings

Garden Room | Gym & Store Room | Workshop  
Kitchen & Shower Room

Shepherds Hut

### Holiday Cabins

Kitchen/Sitting Room | Bedroom | Shower Room

### Stabling

10 Stables | Hay Store

Paddocks extending to 1.56 Acres









## The Property

Crowden Hill Farm is situated in beautiful rural Northumberland, just outside the village of Ulgham. The property comprises a traditional Northumberland farmhouse dating back to 1870 which has been renovated and improved by the current owners over their many happy years of ownership. There is the excellent addition of a successful holiday lodge and shepherd's hut, both providing good income streams. Additionally, there is also equestrian facilities and hacking close to the property.

Inside the farmhouse, the accommodation is generously proportioned and the layout has been thoughtfully designed with modern living in mind. On the ground floor is an entrance hall/boot room, pantry, recently fitted contemporary kitchen with electric Aga, large central island and integral appliances. There are two generous reception rooms retaining many original features including a vaulted ceiling, exposed stone walls and original beams, each room also features a fireplace and wood burning stove, a ground floor bedroom and WC. To the rear is a utility room and further WC. On the first floor are two generous bedrooms, both with modern ensuite shower rooms, a further double bedroom and a lovely family bathroom with large shower and roll top bath.

























## Externally

There are extensive gardens around the farmhouse offering privacy with an abundance of sunny places to enjoy the summer season and beyond. To the front is an enclosed garden, laid mainly to lawn and sheltered by mature hedging and trees. A summer house is ideally situated at the bottom of the garden, looking back at the farmhouse. There is a courtyard area to the side and rear of the house, a private area which could also be used as additional parking. The generous rear garden is also easy to maintain with a large expanse of lawn and a variety of trees.

The holiday lodge and shepherd's hut established in 2015 are located overlooking the paddocks. These two well established and successful holiday lets are popular with people looking for a quiet place to stay, close to the coast and with many countryside walks close by. The shepherd's hut has access to a modern shower room and kitchen. The holiday lodge is extremely spacious with an open plan kitchen/living area, bedroom and modern shower room. There is parking for guests adjacent to each holiday let.

The equestrian facilities comprise extensive stabling, outdoor arena and paddocks, the latter extending to 1.56 acres. There are ten stables and a hay store erected in 2022 both with a supply of electricity and water. The area is excellent for hacking and the beach is a short drive away. A revenue opportunity may be holidays with your horse.

### **Agents Note**

The vendors own the four bedroom barn conversion neighbouring the farmhouse with a paddock and double stable, which can be available by separate negotiation.







## Local Information

Crowden Hill Farm is a delightful property situated near Ulgham, in the scenic county of Northumberland. Ulgham is a charming village with a rich history and a welcoming community atmosphere. The village features notable landmarks such as St. John's Church and offers picturesque countryside views that exemplify the beauty of the region.

For those seeking more extensive shopping and dining options, the nearby town of Morpeth only a 13 minute drive away provides a range of supermarkets, boutique stores, and highly regarded restaurants.

Crowden Hill Farm is well-positioned for families, with several reputable schools in the surrounding areas, including primary and secondary schools in Morpeth and a good choice of excellent independent schools in Newcastle city centre, only a 35 minute drive away.

Commuters will appreciate the convenient transport links, with easy access to the A1(M) providing routes to Newcastle and beyond. Newcastle Central Station offers mainline services to major UK cities, and Newcastle International Airport is within a reasonable driving distance, ensuring excellent connectivity for both domestic and international travel.





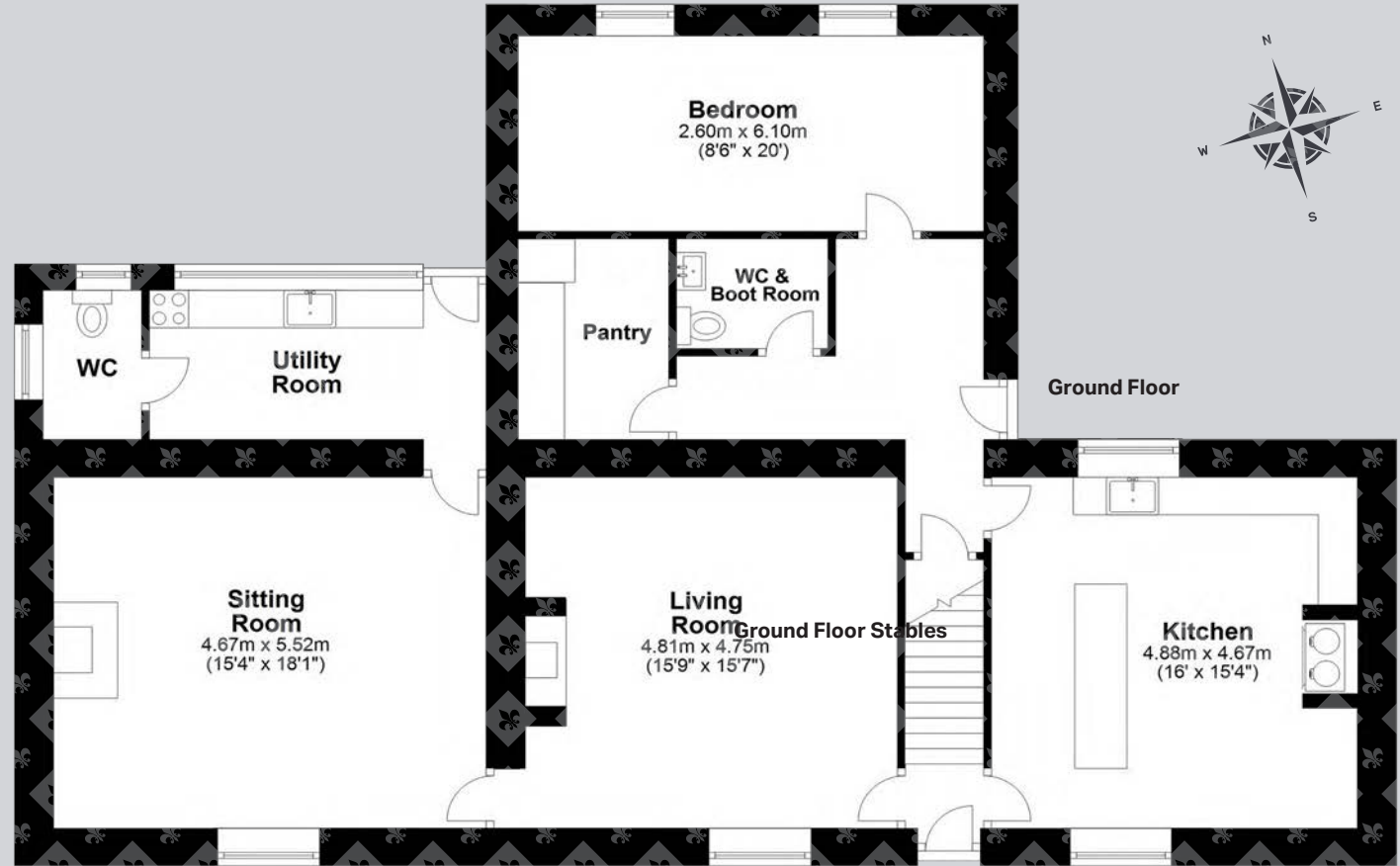
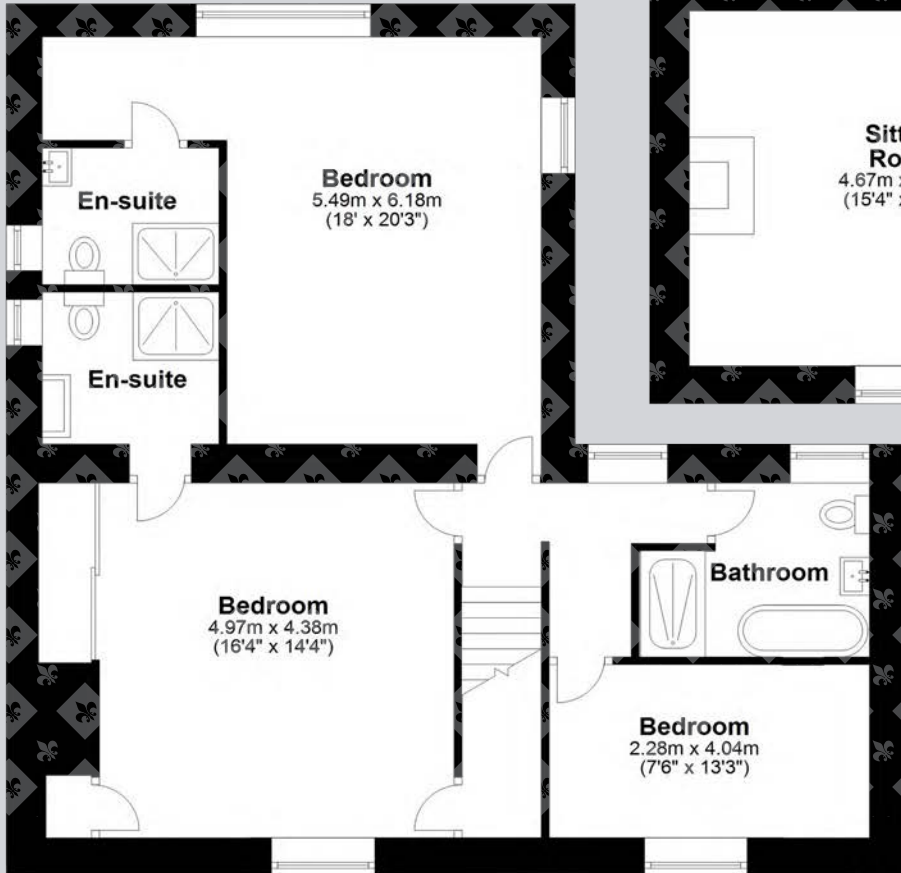




# Floor Plans



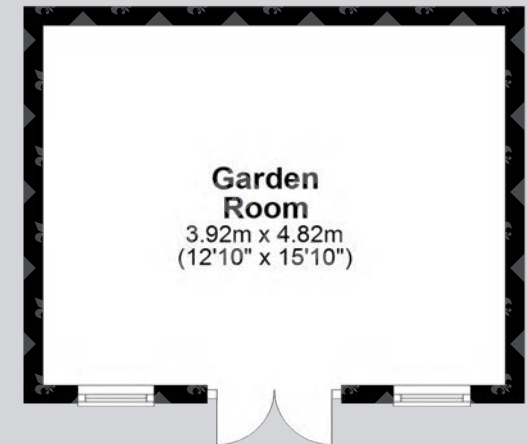
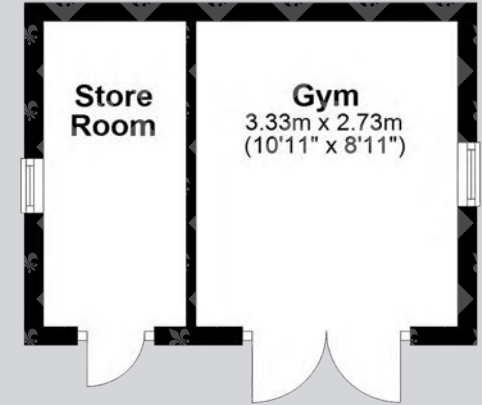
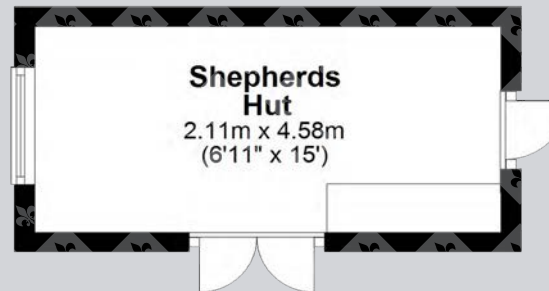
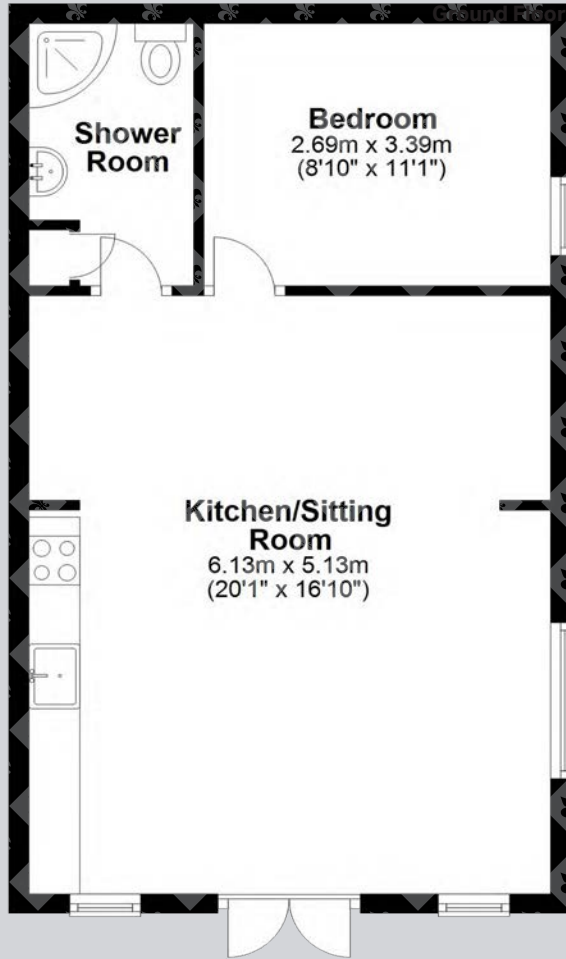
First Floor



Total area: approx. 214.0 sq. metres (2303.6 sq. feet)



# Floor Plans

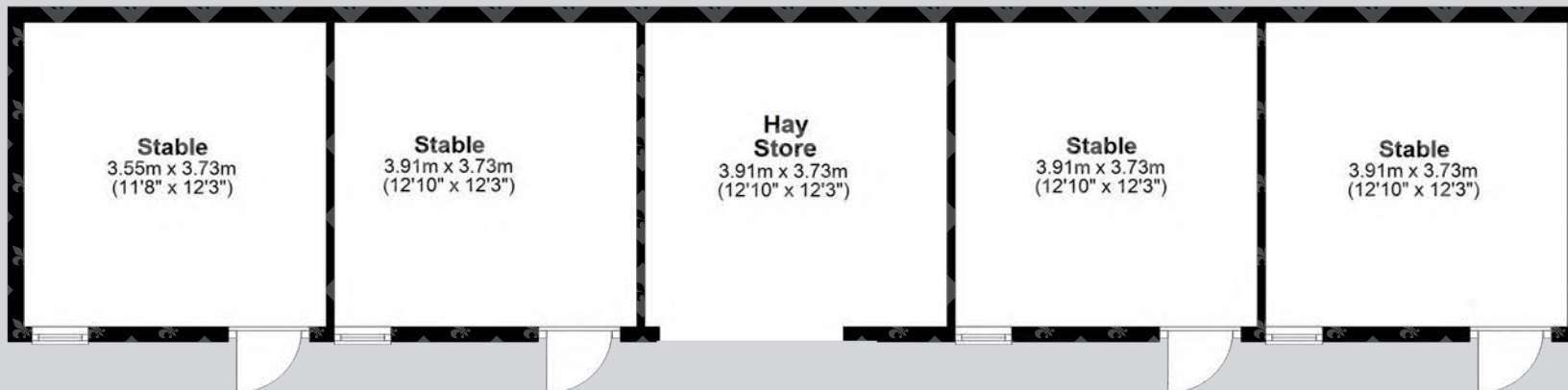
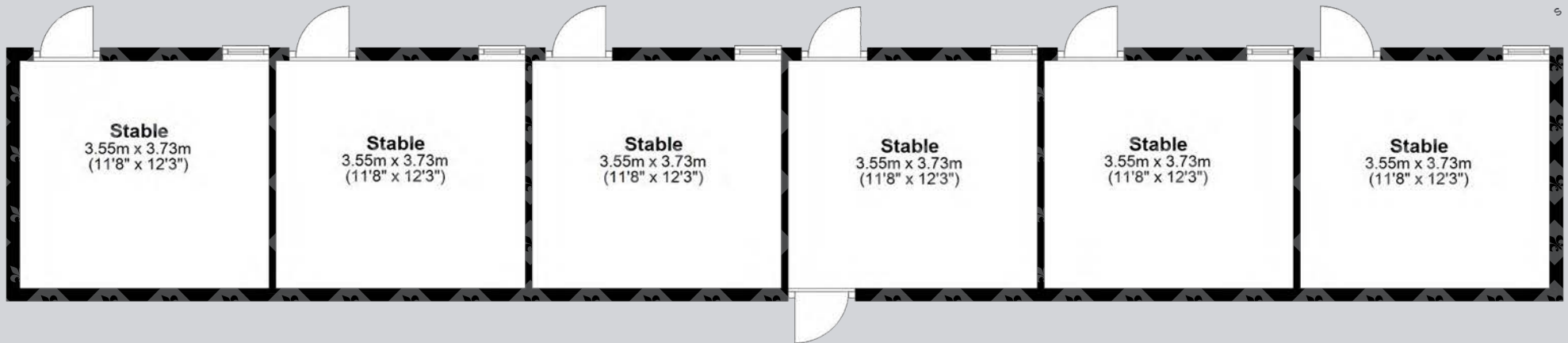


Total area: approx. 74.4 sq. metres (800.5 sq. feet)

Total area: approx. 33.7 sq. metres (362.2 sq. feet)



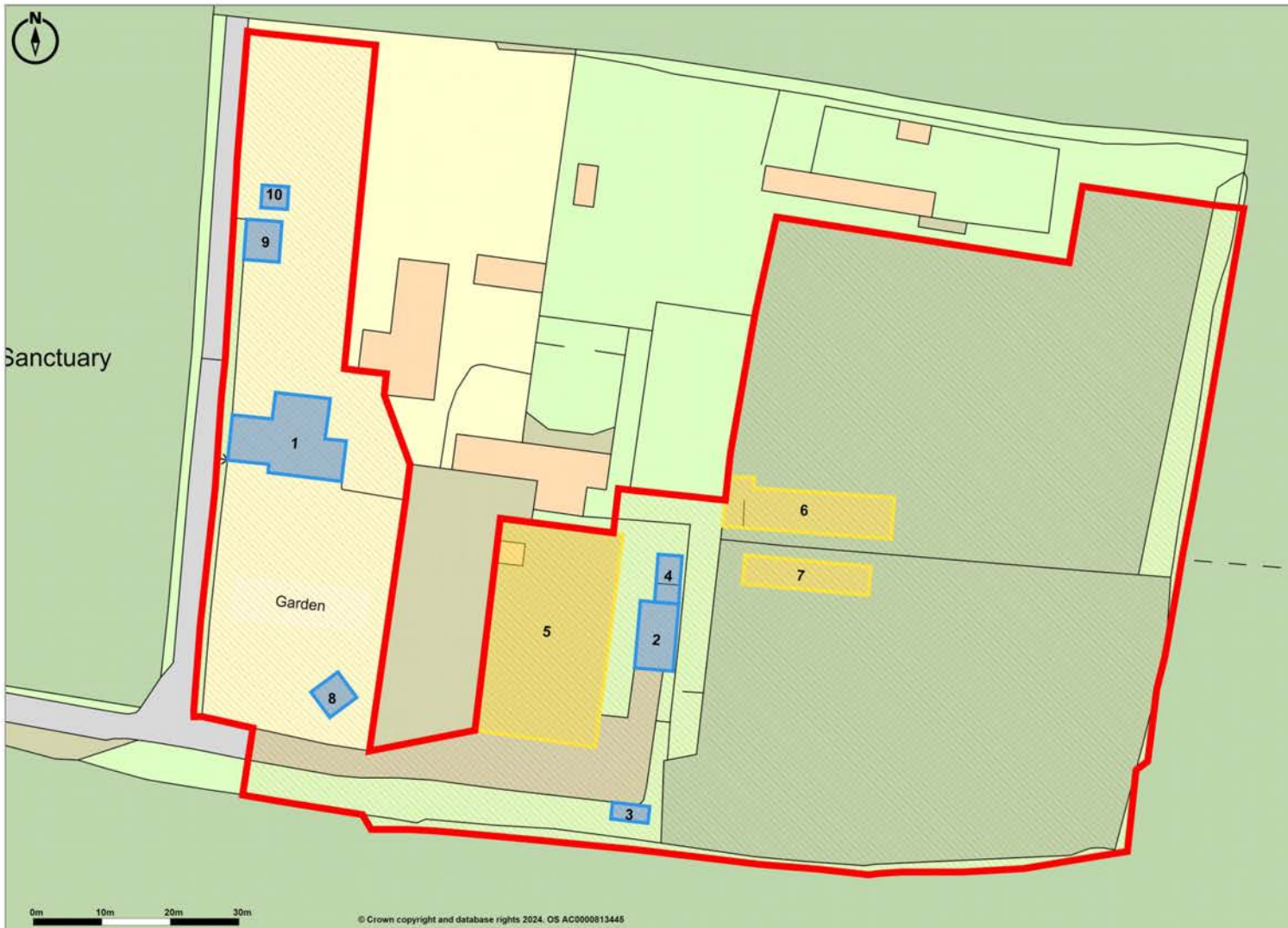
# Floor Plans



Ground Floor Stables

Total area: approx. 154.4 sq. metres (1662.2 sq. feet)





## Key

- 1. Farmhouse
- 2. Holiday Cabin
- 3. Shepherd's Hut
- 4. Kitchen/Shower Unit (Shepherd's Hut)
- 8. Garden Room
- 9. Home Office/Gym
- 10. Workshop

- 5. Horse Arena
- 6. Stables
- 7. Stables

— Area: 2.6 acres



Google Maps

what3words



///gladiator.consults.endings

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity & water, oil central heating, Drainage to septic tank. Broadband.

**Postcode**

**Council Tax**

**EPC**

**Tenure**

NE61 3NH

Band F

Rating E

Freehold

## Viewings Strictly by Appointment

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