

The Goat Barn

CROWDEN HILL FARM | ULGHAM | MORPETH | NORTHUMBERLAND



FINEST
PROPERTIES



A stunning barn conversion perfectly situated for a rural retreat or permanent family home

Morpeth Town Centre 5.3 miles | Ponteland 19.3 miles | Newcastle International Airport 22.6 miles
Newcastle City Centre 21.7 miles | Rothbury 17.2 miles | Alnwick 18.7 miles





Accommodation in Brief

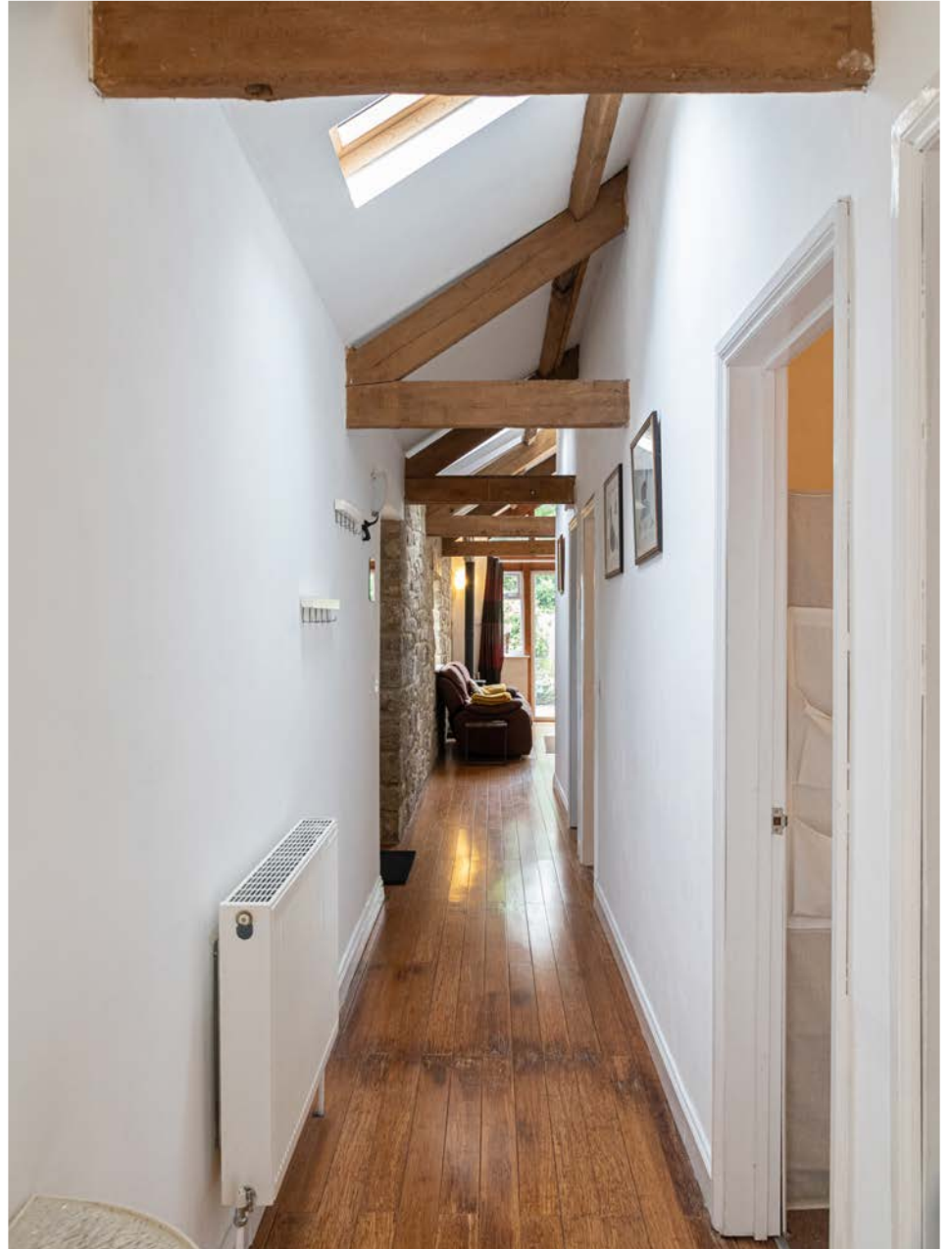
Ground Floor

Open plan Kitchen/Dining Room/Living Room | Utility Room | WC

Bathroom | Principal Bedroom with En-Suite

Three Further Double Bedrooms







The Property

Nestled in the scenic grounds of Crowden Hill Farm, The Goat Barn is one of two converted farm steadings and the original farmhouse, in the heart of rural Northumberland, just outside the charming village of Ulgham. Dating back to approximately 1876, this stone-built barn has been thoughtfully renovated to a high standard. Designed to preserve its rustic character, it retains many of its original features such as high vaulted ceilings, exposed wooden beams, and feature stone walls.

The Goat Barn offers a unique permanent family home in countryside retreat, making it a perfect getaway for those seeking privacy, tranquility and rural charm.

A private gated main entrance leads into the welcoming property with its stunning and spacious open-plan reception area, ideal for entertaining or relaxation with a contemporary wood burning stove, perfect for cold winter evenings. Adjoining this space is the extremely generous, well-appointed kitchen, which boasts ample white shaker-style cabinetry, a classic Belfast sink, and rustic wooden countertops that add warmth and character. A tower unit houses both an oven and microwave, while additional integrated appliances include a fridge freezer, dishwasher, a five-ring gas hob with an overhead extractor fan. For informal dining, a charming island doubles as a breakfast bar, while the generous layout easily accommodates a dining table and chairs, perfect for both intimate gatherings and larger family meals. A utility room provides extra storage units, a sink, and plumbing for a washer/dryer, alongside a conveniently located separate WC.

The hall leads to a beautifully appointed modern family bathroom complete with a freestanding bath and large corner shower cubicle, and four double bedrooms, each with vaulted ceilings and decorated in neutral tones. The principal bedroom boasts exposed stone walls, a vaulted ceiling, views across the open fields and with the added luxury of an en-suite shower room.





Externally

The Goat Barn is accessed via a separate driveway with gated entry, offering parking space for multiple vehicles. To the side is an extensive gravelled patio area with various outdoor seating and dining options from where to enjoy the breathtaking views over open Northumberland countryside. Additionally, there is an enclosed paddock extending to approx. 1.05 acre and a double stable block. This land is currently used for grazing but subject to necessary consents there are countless development opportunities.

Local Information

Ulgham is a charming village in the scenic county of Northumberland 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 provides a range of supermarkets, boutique stores, and highly regarded restaurants.

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 reasonable driving distance, ensuring excellent connectivity for both domestic and international travel.



Floor Plans



Ground Floor

Total area: approx. 123.2 sq. metres (1325.6 sq. feet)

Google Maps

what3words



///reapply.long.hiker

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. Gas central heating.

Drainage to septic tank

Postcode

Council Tax

EPC

Tenure

NE61 3NH

Band D

Rating E

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk







Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

*Specialists in the marketing
of distinctive property*

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.