



4 Leam Court
South Leam Farm | Gateshead | Tyne and Wear | NE10 8XX

FINE & COUNTRY

4 LEAM COURT



This exquisite property has been meticulously renovated and extended by the current owners, creating the ideal family home. Featuring charming character elements such as exposed beams and stonework, it is a true delight. Nestled within breathtaking countryside, this exceptional home offers the perfect balance of tranquillity and convenience. It is just moments from the amenities of Gateshead and a short drive to the popular Metrocentre, making it ideal for both families and commuters.

The impressive equestrian facilities boast 20 stables, a hay barn, a ménage, 15 acres of land and excellent off-road hacking. It is truly one of a kind. The current owners run a popular livery for local horse owners, however, this adaptable space offers endless possibilities, including potential business ventures such as dog kennels, grooming or dog walking facilities, as well as personal use for horses or other animals. The stables and ménage are a brownfield site, so there could be potential for a development opportunity, subject to the relevant planning permissions.

If you are looking for a countryside home with lucrative business potential while still being within easy reach of the town, 4 Leam Court could be your perfect match.

Accommodation in brief:

Ground Floor:

Entrance Porch | Kitchen/Dining Room | Living Room | Double Bedroom | Shower Room | Principal Bedroom with En-suite Bathroom

First Floor:

Double Bedroom with En-suite Bathroom

External:

20 Stables | Ménage | Hay Barn | 15 Acres | South-Facing Gardens with Hot Tub



Accommodation:

Ground Floor:

The property welcomes you with a charming porch featuring patterned tiled flooring and ample space for coats and shoes. A beautiful stained glass door leads into the spacious kitchen/dining room. This traditional-style kitchen boasts slate flooring, wooden ceiling beams, a Velux window, and lovely views of the rear garden. It includes modern shaker-style oak wall and base units, complemented by Quartz countertops, a range cooker, and an American-style fridge freezer. Additional features include an integrated dishwasher, a wine cooler, and a multi-fuel burner, enhancing the charm of the property.

The stunning living room offers a vaulted ceiling with wooden beams, solid oak flooring, a curved feature window at the front, and two sets of French doors leading to the rear south-facing garden. This setup creates a perfect indoor/outdoor ambiance during the summer months. The room also features a beautiful exposed stone wall with a multi-fuel burner, providing a cosy atmosphere for curling up with a good book during the winter.

Down the hall you'll find an inviting double bedroom and a shower room, as well as an inner hall, providing an inviting space for reading. Off the inner hall, a few steps down, is the impressive principal bedroom suite. This spacious room includes built-in wardrobes, French doors leading out to the garden, and a luxury en-suite bathroom with a bath and separate shower, designed in a Jack and Jill style with the hallway.























First Floor:

The third bedroom is located on the first floor. This generous double bedroom is flooded with natural light through four Velux windows, offering views over the courtyard and rear garden. It also features an en-suite bathroom and ample storage in the eaves.





On the outside:

The secluded south-facing garden is a true delight, featuring a patio area perfect for summer entertaining, a lush lawn, and a hot tub to unwind in after a long day. It is the perfect retreat.

At the front of the property, across the block-paved courtyard, lies the real crown jewel of this home. Boasting 20 stables, a ménage, and 15 acres of land, these facilities are a rare find in such a central location. The current owners operate this space as a successful livery yard, serving local horse owners, but it also offers numerous potential business opportunities. The stables and ménage are classified as brownfield land, there is excellent development potential here, subject to the relevant planning consent.

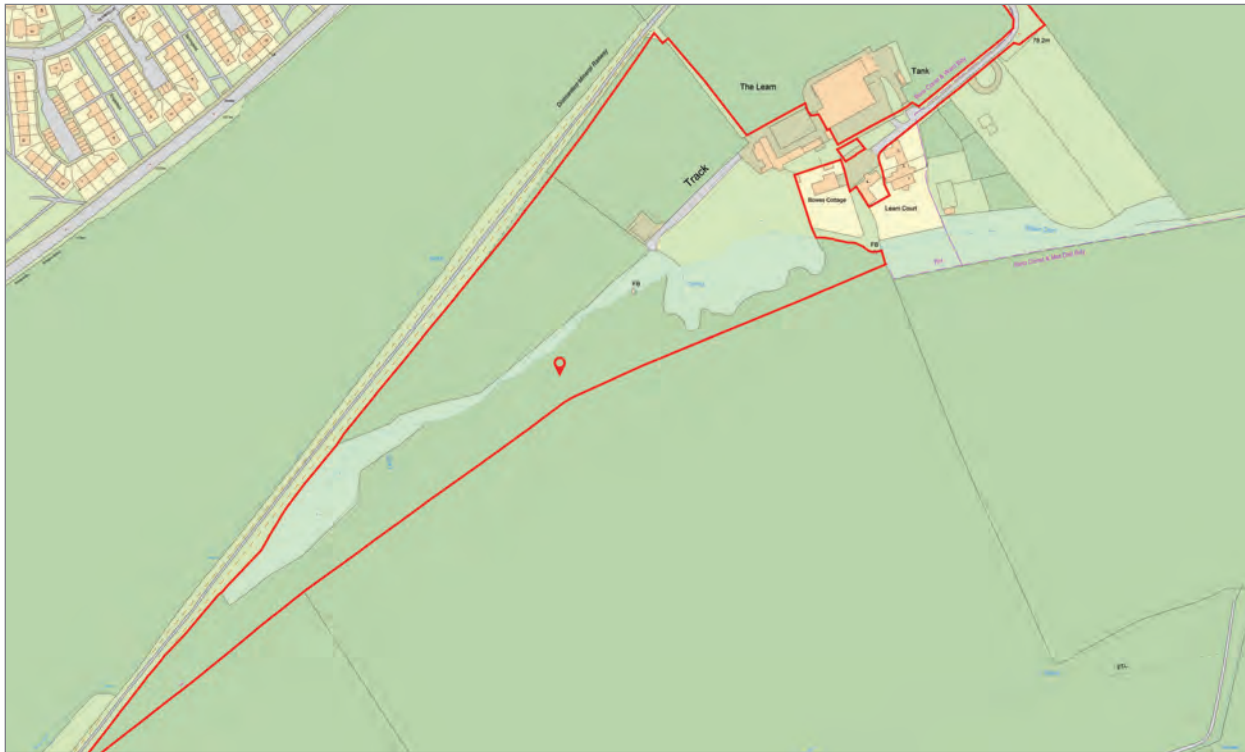






The Area:

Gateshead is a vibrant town, located on the southern bank of the River Tyne. Known for its rich heritage and cultural landmarks, Gateshead boasts attractions like the iconic Angel of the North sculpture and the contemporary BALTIC Centre for Contemporary Art. The town offers a blend of urban convenience and scenic beauty, with excellent transport links, shopping centres such as the popular Metrocentre, and numerous parks and green spaces. Gateshead's diverse community, strong educational institutions, and thriving arts scene make it an appealing place to live and visit.



Distances:

Gateshead City Centre 4.5 miles | Newcastle City Centre – 5.5 miles
 Nearest Stations: Newcastle Central Station – 5.7 miles
 Nearest Airport: Newcastle International Airport – 15 miles

Services:

Mains Water Supply | Mains Electricity | Shared Septic Tank | Gas
 Central Heating/Hot Water

These services have not been tested and no warranty is given by the agents.

Mobile signal: EE, O2 and Vodafone
 Broadband provider: Three with a download speed of 22 Mbps, there is also BT Copper available to the property

Tenure: Freehold

Local Authority: Gateshead - Council Tax Band: D

EPC Rating: D

Viewing Arrangements: Via the vendors’ agent: Sophie Luhr - Fine & Country Newcastle and Northumberland
 The Estate Office, Rock, Alnwick, NE66 3SB
 Tel: 01665 200080
 Email: newcastle@fineandcountry.com

Agents Notes to Purchaser

Although we endeavour to furnish precise information, it is strongly recommended that buyers undertake their own thorough due diligence. The onus for verifying critical details, including but not limited to floods, easements, covenants, and other property-related aspects, lies with the buyer. Our listing information is presented to the best of our knowledge and should not be the sole basis for making purchasing decisions. None of the services, systems, or appliances listed in the details have been tested by us, and we do not assure their operating ability or efficiency. Buyers are encouraged to independently assess and verify all relevant information before making any commitments.



Ground Floor

First Floor

Leam Lane
 GROSS INTERNAL AREA
 FLOOR 1 142.9 m² (1,539 sq.ft.) FLOOR 2 29.6 m² (318 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 8.4 m² (90 sq.ft.)
 TOTAL : 172.5 m² (1,857 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.07.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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