



Leadgate House
& The Old Coaching Station

Horsley, Northumberland





Leadgate House & The Old Coaching Station Horsley, Northumberland, NE15 0NT

A unique opportunity to acquire a contrasting mix of residential and commercial buildings, which currently trade as a large antique showroom, along with the owner's house.

The property is set back from the main road in Horsley with an enviable position in this beautiful Northumbrian village, with great access into Newcastle, as well as the Tyne Valley.

The owners house provides a fabulous stone built dwelling with three double bedrooms, two bath or shower rooms, a super sitting room, dining room and a family kitchen. It has a rear courtyard garden and a front open street garden, as well as parking bays adjacent to the main road.

Price Guide:
Offers Over £750,000







The adjoining white rendered commercial building, which is also two storeys in height, has a fascinating history as well and currently provides the workshop and showroom to the antiques trading business. The property shows clear potential into a residential dwelling with parking bays to the front and a rear courtyard.

The rear of the site is currently occupied by a very significant large warehouse and showroom, which is double height in size and could remain as it is or be redeveloped and demolished, subject to planning consent, with the opportunity to create a 3rd or 4th dwelling at the rear of the site.

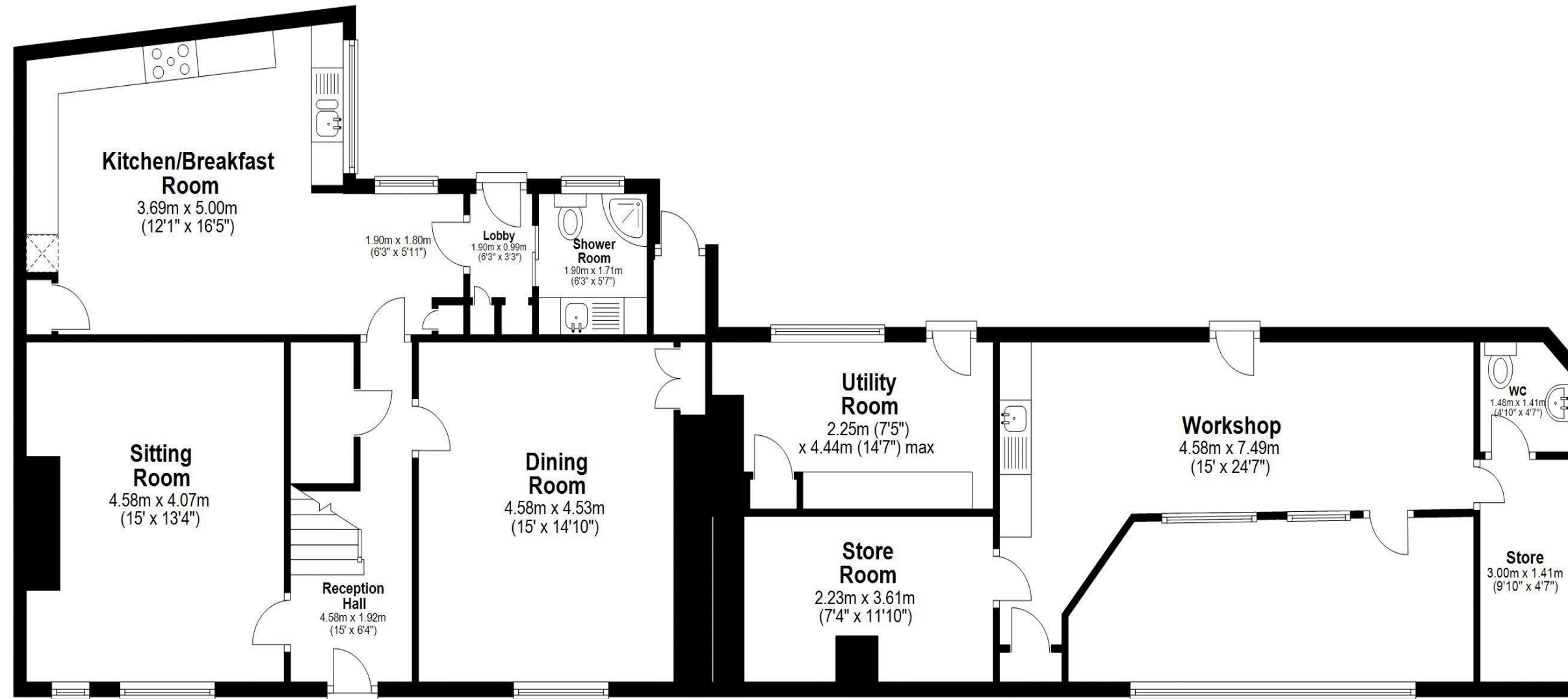


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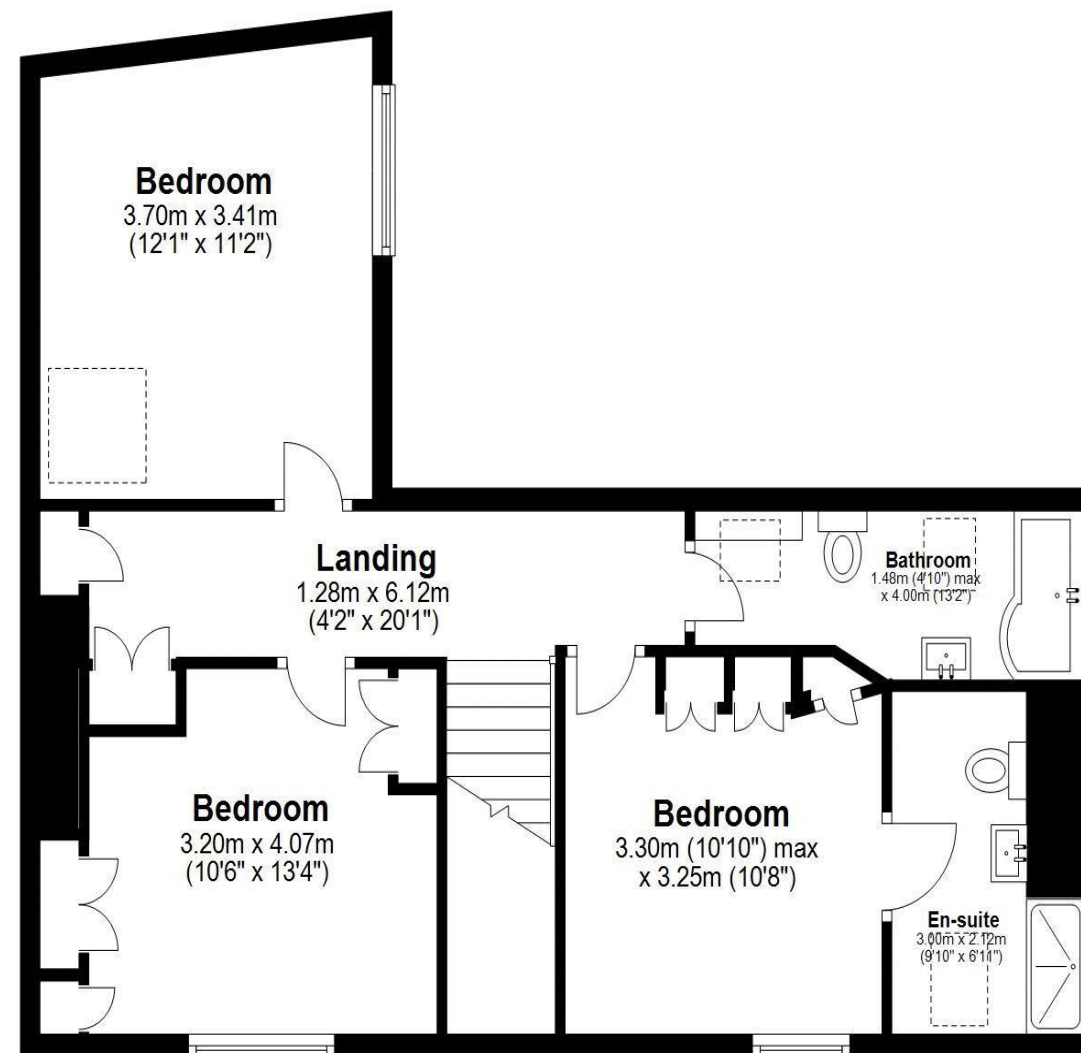




Ground Floor
Approx. 142.3 sq. metres (1532.1 sq. feet)



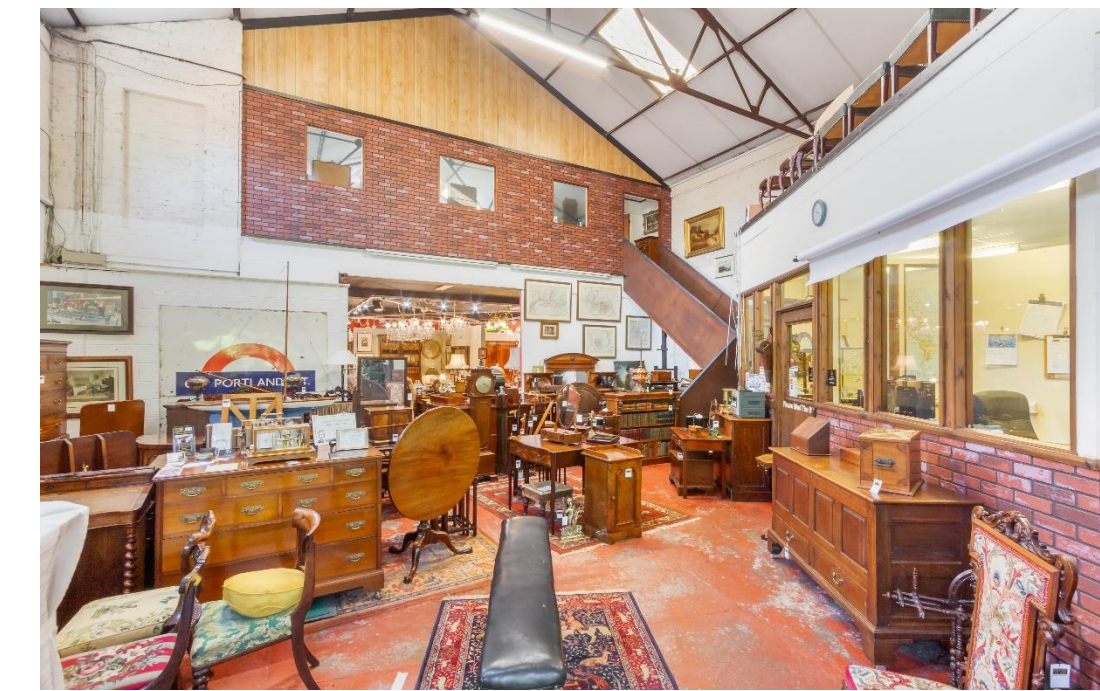
First Floor
Approx. 63.1 sq. metres (678.9 sq. feet)



Lower Ground Floor
Approx. 31.0 sq. metres (333.5 sq. feet)



Total area: approx. 236.4 sq. metres (2544.5 sq. feet)
Leadgate House, Horsley, -



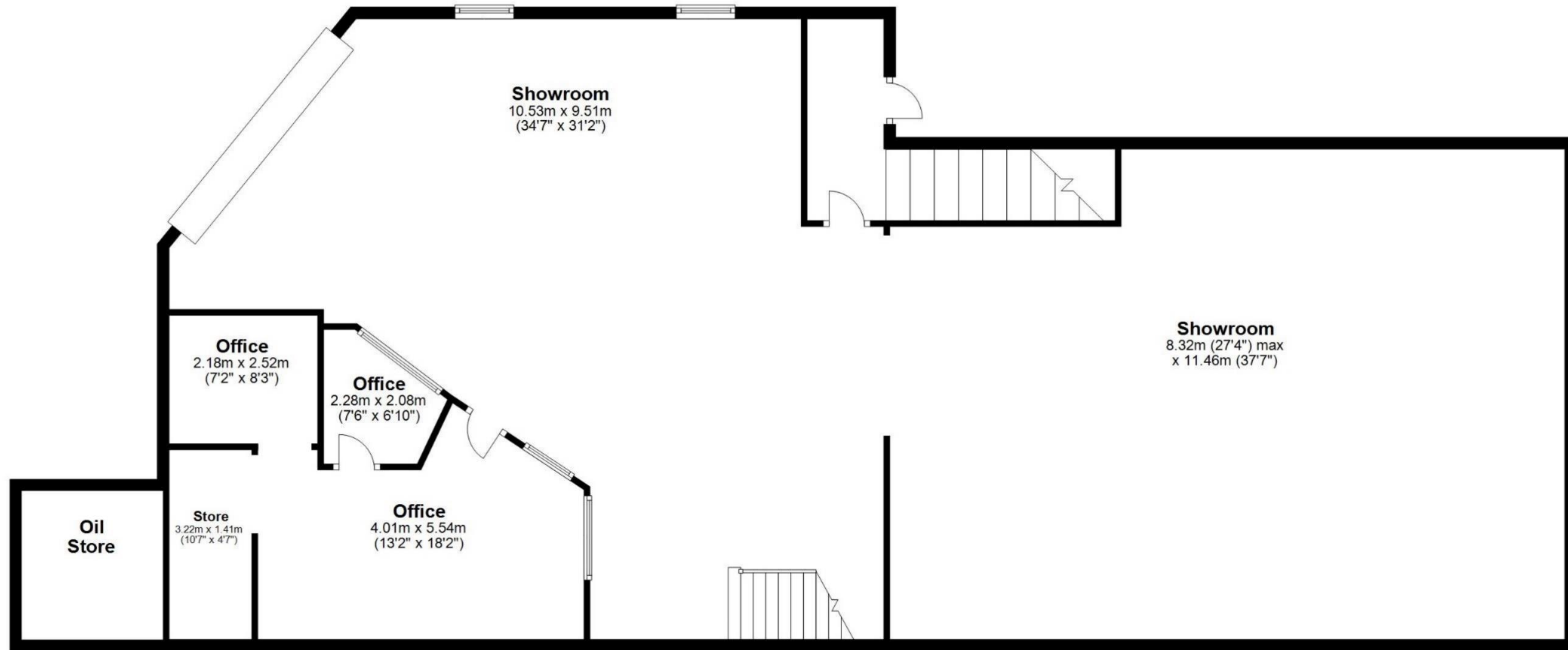
The whole of the site provides a unique opportunity in such a lovely setting for multiple residential dwellings or a trading business, perhaps a restaurant, retail or furniture restoring, as well as many other suitable alternatives.

Services: Main electric, water and drainage | Central Heating: Oil, Storage Heaters, Solid Fuel | Grade II Listed | Council Tax: Band B | Energy Performance Certificate: Rating TBC



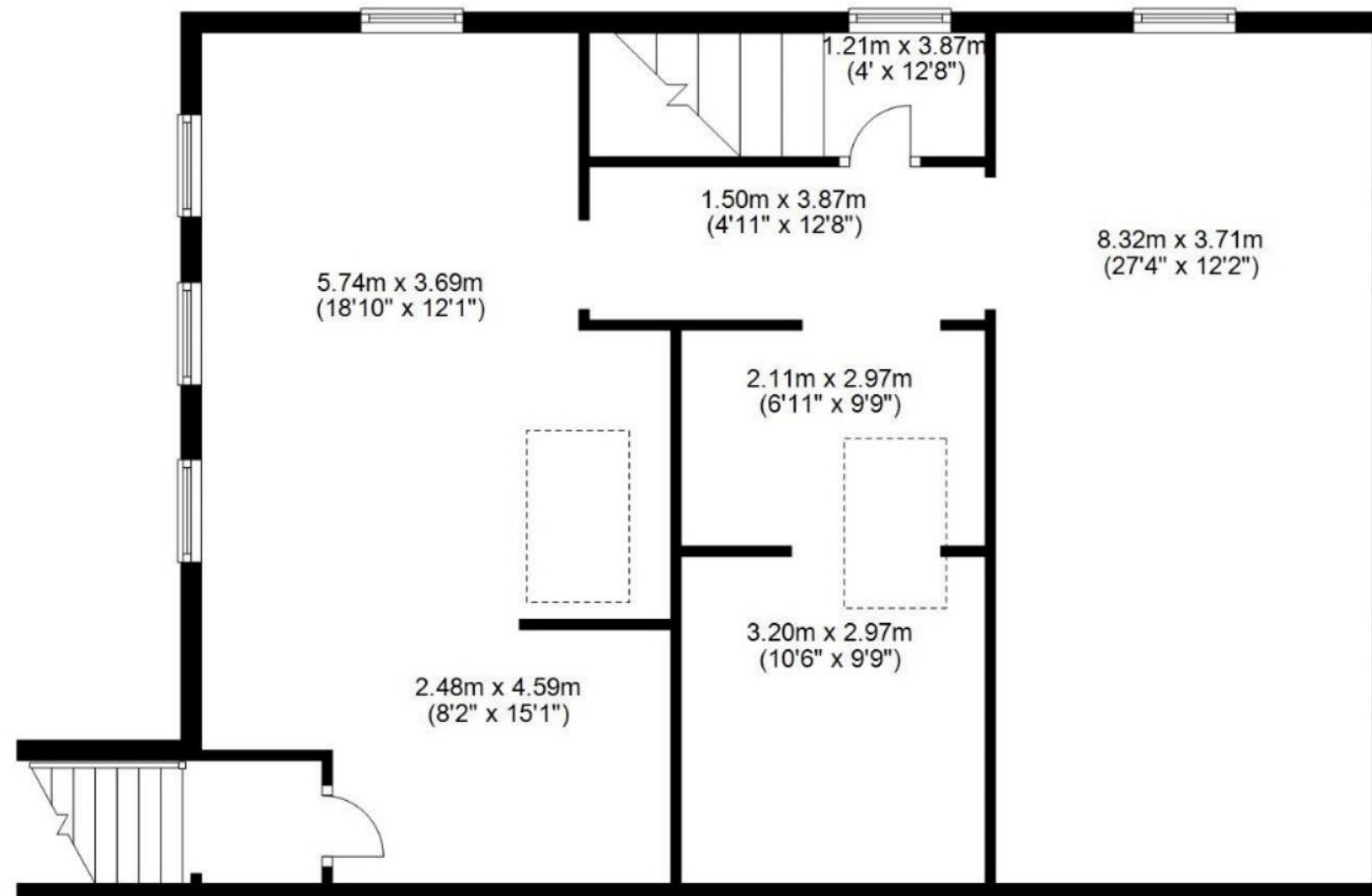
Ground Floor

Approx. 224.1 sq. metres (2412.0 sq. feet)



First Floor Mezzanine

Approx. 97.4 sq. metres (1048.5 sq. feet)



Total area: approx. 321.5 sq. metres (3460.5 sq. feet)
Commercial Premises, Leadgate House, Horsley

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