



remarkable
by Jan Forster

South Leam Farm | | Gateshead | NE10 8XX
Price £795,000



** Video Tour on our YouTube Channel | https://youtu.be/L_o5Op2amcM **

**Matterport 360° Tour | <https://my.matterport.com/show/?m=DJJ7LSwfEfa> **

A unique and rare opportunity to acquire this wonderful three bedroom detached and extended property. Positioned in a semi rural setting, with circa 15 acres of grazing land including 20 loose boxes, double tack room, an arena with lights and power and a hay barn. There is a designated brown field site currently used for Equestrian use and excellent off road hacking from the stables.

The property is a real credit to its current owners providing fantastic, spacious accommodation along with an abundance of character and charm.

Internally the property briefly comprises; welcoming entrance porch with built-in storage, beautiful bright and airy farmhouse style kitchen dining room with shaker units, feature beams and Velux window, opulent living room with exposed stone fireplace, multi fuel stove and French doors, office area, and two double bedrooms; the main with access to the Jack and Jill bathroom (which is also accessed from the hallway), and the third with a generous built-in wardrobe. To the upper floor there is a further double bedroom featuring an en suite bathroom with a three piece suite. The property further benefits from gas central heating and double glazing throughout.

Externally to the front, there is a block paved courtyard providing off street parking for a number of cars, plus designated allocated parking bays and a wood store. To the rear there is a beautiful, secluded rear garden with a patio area, decking and a lawn; a perfect space to relax or entertain in. The property also features external lighting.

Viewings are highly recommended to appreciate the accommodation on offer. Please call 0191 487 0800 for more information.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *D*



Living Room 15'8" x 15'5" (4.8 x 4.7)

A stunning main reception room, with vaulted ceiling and wooden beams, solid oak flooring, feature windows to the front and rear, and two sets of French doors leading to the rear garden. There is also a beautiful exposed stone wall with feature multi fuel burner providing additional heating and hot water. A fantastic space to relax with the family.

Kitchen 14'5" x 17'4" (4.4 x 5.3)

This traditional style kitchen features slate flooring, wood beams to the ceiling and a Velux window, modern fitted shaker-style oak wall and base units and complementing Quartz work tops, along with space for a range cooker and American-style fridge freezer. There is also an integrated dishwasher and a wine cooler. Further benefits include a multi fuel burner; adding to that cosy farmhouse feel!

Bedroom One 16'8" x 14'1" (5.1 x 4.3)

Accessed via the inner hallway, the main bedroom features French doors leading to the rear garden and a window providing excellent natural light. There is also ample storage in the eaves and access to the five piece family bathroom WC via Jack and Jill door.

Family Bathroom 12'9" x 11'5" (3.9 x 3.5)

The opulent family bathroom is accessed from both the main bedroom and hallway. Comprising of a stunning rolltop bath with mixer shower tap, separate shower cubicle, modern glass hand basin, a WC and bidet. Further benefits include tiled flooring, part-tiled walls, spotlight ceiling, a radiator, plumbing for a washing machine and a storage area.

Bedroom Two 17'4" x 18'0" (5.3 x 5.5)

Positioned on the upper level, this generous double bedroom is flooded with natural light via 4 Velux windows (with views over the courtyard and rear garden). There is also access to an en suite bathroom and ample storage to the eaves.

En Suite 4'11" x 7'2" (1.5 x 2.2)

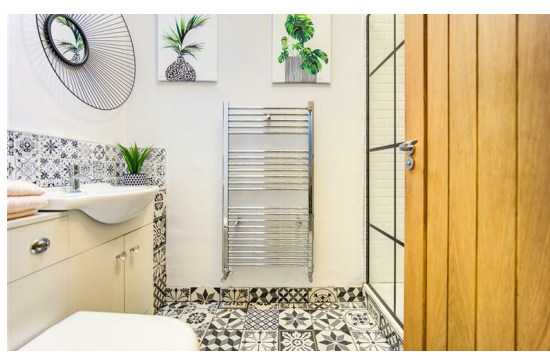
Featuring a three piece suite with a shower over the corner bath with corner seat, a hand wash basin and WC, and a chrome heated towel rail.

Bedroom Three 14'5" x 8'10" (4.4 x 2.7)

The third double bedroom features a Velux window and well as a front window providing views of the courtyard. Also featuring a walk-in wardrobe area providing ample storage.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





The difference between house and home

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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