



## 2 Leam Court South Leam Farm, Gateshead, NE10 8XX

£369,950

Welcome to Leam Court, a charming stone-built 5-bedroom terraced house nestled within the serene surroundings of South Leam Farm. With a separate smallholding approx 1 acre, this property offers a unique opportunity for those seeking a rural lifestyle within reach of modern conveniences. As you approach the property, you are greeted by a quaint front entrance porch that leads into a welcoming hallway. The ground floor boasts a spacious living room adorned with a feature fireplace, perfect for cozy evenings with family and friends. Adjacent to the living room, you will find a dining room ideal for entertaining guests, as well as a delightful conservatory that bathes the space in natural light. The well-appointed dining kitchen provides a functional space for culinary enthusiasts. Ascending to the first floor, you will discover three inviting bedrooms and a family bathroom, offering comfortable accommodation for residents and guests alike. The second floor presents two additional bedrooms, providing flexibility and ample living space for a growing family or guests. Externally, Leam Court features an enclosed garden that provides a private sanctuary for relaxation and outdoor activities. To the rear of the property, a charming courtyard garden offers a tranquil setting for al fresco dining or enjoying a morning coffee. The extra land to the rear, presents a multitude of possibilities for the aspiring homesteader. Whether you dream of grazing livestock, raising chickens and ducks, or cultivating your own vibrant vegetable garden, this smallholding offers endless opportunities to embrace a sustainable and self-sufficient lifestyle. Don't miss this fabulous opportunity to own Leam Court, where rural charm meets modern comfort. Experience the joys of countryside living while being just a stone's throw away from amenities and conveniences. Seize the chance to create your own idyllic haven at South Leam Farm.

## **FRONT ENTRANCE VESTIBULE**

## **ENTRANCE HALLWAY**

## **GROUND FLOOR CLOAKROOM/WC**

### **LIVING ROOM**

17'4" x 13'7" (5.30m x 4.16m)

### **DINING ROOM**

18'8" x 10'4" (5.70m x 3.17m)

### **CONSERVATORY**

10'2" x 9'10" (3.11m x 3.02m)

### **DINING KITCHEN**

11'5" x 11'5" (3.49m x 3.49m)

## **FIRST FLOOR LANDING**

### **BEDROOM ONE**

10'7" x 10'7" (3.25m x 3.24m)

### **FAMILY BATHROOM**

8'2" x 6'9" (2.51m x 2.08m)

### **BEDROOM TWO**

12'10" x 7'9" (3.93m x 2.38m)

### **BEDROOM THREE**

9'10" x 9'6" (3.01m x 2.92m)

## **SECOND FLOOR LANDING**

### **LOFT ROOM ONE**

11'5" x 10'8" (3.50m x 3.26m)

### **LOFT ROOM TWO**

10'4" x 7'4" (3.16m x 2.24m)

## **EXTERNAL**

## **SMALL HOLDING APPROX 1 ACRE**

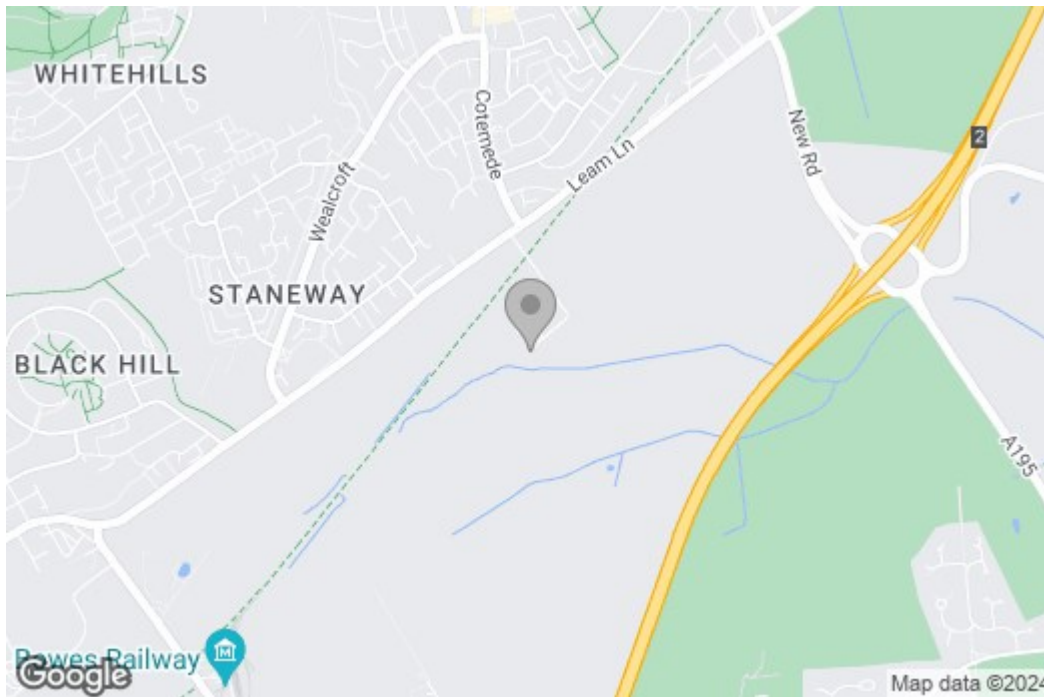
### **Property disclaimer**

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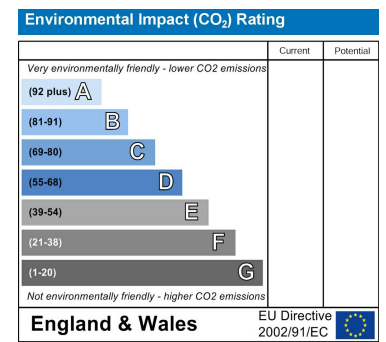
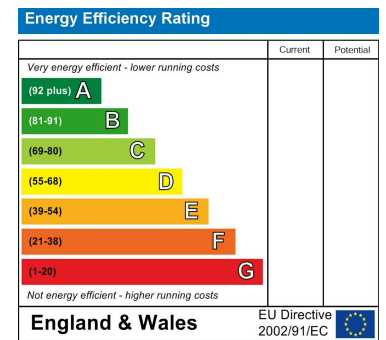


# Floor Plan

## Area Map



## Energy Efficiency Graph



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