

LEADGATES

Great Whittington, Newcastle upon Tyne



A BEAUTIFULLY RESTORED AND IMMACULATELY PRESENTED COUNTRY HOUSE OF EXCEPTIONAL QUALITY

Set within approximately 15.81 acres of landscaped gardens and grounds,
combining classical architecture with striking contemporary living.

Summary

Four bedrooms | Four bathrooms | Three reception rooms

Swimming pool | Two garages

In all about 15.81 acres

Distances: Hexham 8 miles, Newcastle 17 miles, Newcastle Airport 15 miles
(All distances and times are approximate)



LEADGATES

Leadgates is a house of real presence and architectural balance. The handsome stone façade presents a timeless exterior, while internally the property has been transformed to create a light filled and highly sophisticated contemporary interior. The result is a seamless blend of period form and modern design, executed with great attention to detail.

The principal accommodation extends to over 5,600 sq ft and is centred around an impressive entrance hall, where a dramatic staircase and double height space create a strong sense of arrival. This central axis defines the house, linking beautifully proportioned reception rooms and creating an effortless flow throughout.

The main living areas are generous, elegant and filled with natural light. Of particular note is the large open plan kitchen, dining and informal living space, which forms the heart of the house.



This is a superb room for both everyday living and entertaining, with a refined finish, excellent proportions and direct connection to the gardens.

Additional reception rooms include interconnecting sitting and dining rooms, alongside a well appointed billiard room, offering a variety of spaces suited to both entertaining and relaxation.





The leisure facilities are outstanding. The indoor swimming pool complex is exceptional in both scale and design, with a vaulted ceiling, soft natural light and a calm, spa like atmosphere, creating a private and highly usable wellness space.

The bedroom accommodation is arranged across the first floor and is equally impressive. The principal suite is particularly generous, with excellent proportions, several windows and attractive views across the grounds, complemented by an en suite bathroom and a fully fitted dressing room.

Bathrooms are finished to a high standard, with clean contemporary detailing. Two further bedrooms on the first floor provide additional flexibility for family and guests.





Approximate Gross Internal Area
Main House: 5,613 SQ FT / 521 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



An independent annexe offers further accommodation, ideal for guests, staff or multi generational living.

Specification is of a high standard throughout, including underfloor heating across the house and extending into the garage, reflecting the quality and thoroughness of the restoration. There is also a discreetly positioned lift connecting the hall to the first floor landing, close to the principal bedroom.

GARDENS AND GROUNDS

The setting of Leadgates is a defining feature of the property. The approach is both private and impressive, with electric gates leading to a sweeping drive that passes a series of interconnected ponds, with water cascading gently between them, creating a memorable and tranquil arrival.

The grounds extend to approximately 15.81 acres and are immaculately maintained. They include formal lawns, paddocks and mature planting, all set within a wider parkland landscape. A broad stream runs through the grounds, enhancing both the visual appeal and biodiversity, with the surrounding countryside providing a beautiful and unspoilt backdrop.

A substantial purpose built agricultural style building offers excellent storage and houses the biomass boiler, supporting the efficient running and upkeep of the estate. The building also incorporates two office spaces and a separate WC, providing useful ancillary and administrative accommodation. A secondary rear drive provides practical access, while maintaining the privacy of the main approach.

This is a rare opportunity to acquire a period country house that has been so comprehensively and thoughtfully restored, where classical architecture is matched by exceptional contemporary living. Leadgates stands apart not only for the quality of its design, but for the meticulous standard to which it has been maintained, creating a house that is both elegant and entirely turnkey. Combined with its beautifully managed land, complete privacy and excellent proximity to Newcastle and the airport, it represents a particularly special and increasingly uncommon offering.

SITUATION

Leadgates occupies a highly desirable rural position on the edge of Great Whittington, surrounded by attractive Northumberland countryside, yet within easy reach of key regional centres. The location offers an ideal balance between privacy and accessibility.



Newcastle upon Tyne lies approximately 17 miles to the east, providing a comprehensive range of cultural, commercial and educational amenities. Ponteland is within easy reach and offers a good range of local shops, cafés and everyday services, as well as convenient access to Newcastle International Airport, which is around 20 minutes away by car, providing regular domestic and international flights. The airport itself lies approximately 2 miles from Ponteland.

The nearby historic market town of Hexham, approximately 8 miles to the west, offers an excellent selection of independent shops, supermarkets and professional services. The town has a particularly strong reputation for its restaurants, cafés and pubs, with a wide selection of dining options alongside a vibrant local food scene.

Educational provision in the area is strong. There are a number of well regarded state primary schools in the surrounding villages and in Hexham. Secondary state schooling is available in Hexham and Ponteland. The area is also well served by a number of highly regarded independent schools, including Mowden Hall School, situated in Stocksfield approximately 14 miles west of Newcastle, offering co educational day and boarding provision.

Further independent options in Newcastle include the Royal Grammar School, Dame Allan's Schools, Newcastle High School for Girls and Newcastle School for Boys, all of which are well established and respected within the region.

The surrounding countryside provides extensive opportunities for leisure and recreation, including walking and riding, with the nearby Hadrian's Wall World Heritage Site, Northumberland National Park and a wealth of countryside attractions all within easy reach. Hexham itself offers a range of leisure facilities including an arts centre, cinema, parks and sporting clubs, while the wider region includes golf courses, racecourses and coastal destinations.

Overall, Leadgates is ideally positioned to offer a highly attractive rural lifestyle without compromise, with excellent access to schools, amenities and communications.



GENERAL REMARKS

Viewings: Strictly by appointment with Knight Frank – 0191 300 6054

Directions

What3Words: ///should.originals.treetop

Postcode: NE19 2HB

Services: Mains electricity, mains water, oil fired central heating, biomass boiler, and private drainage to a septic tank. The property benefits from underfloor heating.

Local Authority: Northumberland County Council

Council Tax Band: G

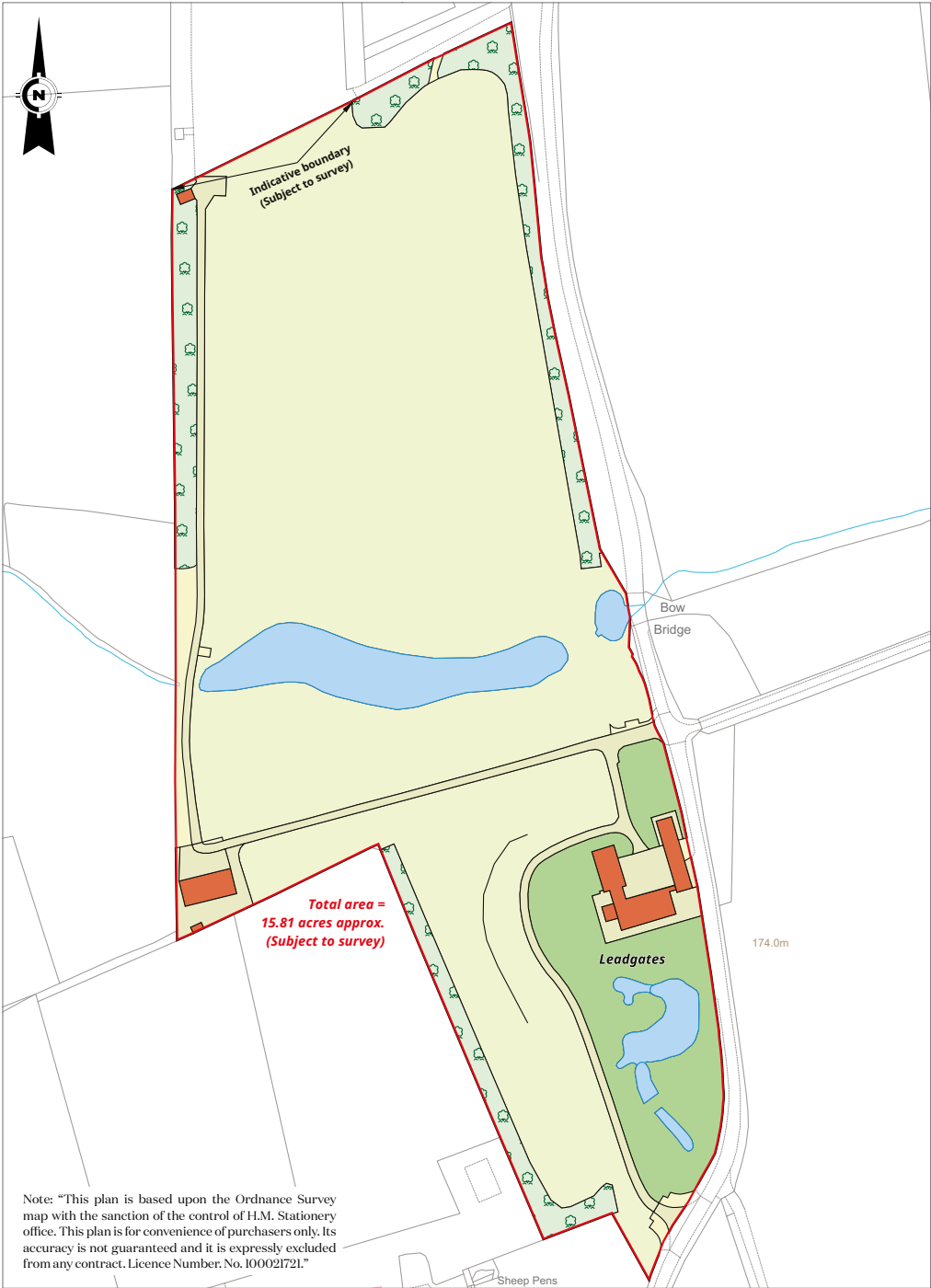
Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Fixtures and fittings: All items known as fixtures and fittings are specifically excluded from the sale, but may be available by separate negotiation.

Offers: All offers should be submitted to the selling agents. Interested purchasers are advised to contact the selling agents following inspection so that they may be kept informed of any updates regarding the sale.

Deposit: A deposit of ten percent of the purchase price will be required to be paid on exchange of contracts.



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