



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

## SUMMARY

- Coaching Station dating back to 1700's.
- 3 bedroom stone built house.
- Separate detached warehouse.
- Workshop and display showroom.
- Potential for a variety of uses.
- Enclosed rear garden and courtyard.
- Ample car parking to front.
- FREEHOLD OFFERS OVER £750,000.

## Introduction

Located in the centre of Horsley, Leadgate House is an historic building, parts of which date back to the 18<sup>th</sup> Century. The building has been in the same family ownership for almost 10 years and traded until recently as Graham Smith Antiques.

This property is a rare mixed-use opportunity which provides high calibre residential accommodation together with an extensive commercial space.

The property enjoys a rural village environment but is within 25 minutes of Newcastle City centre and offers the best of both worlds.

## Location

Horsley is located on the B6528 which runs between Heddon on the Wall, through Horsley and then joins the A69 towards Corbridge.

Horsley lies on the north side of the River Tyne around 11 miles due west of Newcastle and 12 miles west of Hexham. Road access is excellent via the A69 and there is a railway station at Wylam 2 miles away. The nearest airport is Newcastle International Airport and this is 9 miles to the north of the village.

## Description

This extensive freehold opportunity comprises 4 elements which includes a 3 bed stone house attached to a two storey former Coaching Station which is now configured to provide a first floor workshop and ground floor showroom.

To the rear of the house and coaching station is a large, detached warehouse with a mezzanine level.

The living accommodation is in excellent condition throughout with recent refurbishments to one of the bathrooms and a bedroom. The ground floor includes 2 good sized lounges together with a large kitchen diner plus a shower room. The upper floor of the house provides 3 bedrooms, one of which is en-suite, plus another bathroom.

From the kitchen diner there is access into a patio garden with another courtyard beyond. There is a utility room off the courtyard.

The commercial accommodation provides a large, detached warehouse with separate access off the side lane. Adjacent to the main house there is a first floor workshop with a ground floor showroom. The main building is set back from the road with a large forecourt that provides ample parking.

## House Photos



## Living Accommodation

### Ground Floor

Main Lounge	4.13m x 4.58m
Lounge 2 / Office	4.22m x 4.07m
Kitchen / Diner	5.13m x 3.09m
Shower Room	
Utility Room	2.3m x 3.8m

### First Floor

Bedroom 1 ensuite	3.24m x 3.29m
Bedroom 2	4.00m x 2.58m
Bedroom 3	3.22m x 3.59m

### External

Patio Garden	
Courtyard	
Forecourt Parking	

## Commercial Accommodation

### Lower Ground Floor

Showroom	4.58m x 6.76m
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### Ground Floor

Workshop	4.58m x 7.89m
Store	3.00m x 1.41m

## Main Warehouse

Showroom Area 1	11.46m x 8.32m
Showroom Area 2	10.53m x 9.51m
Mezzanine	11.46m x 8.32m

## EPC

Rating F

## Council Tax

Band B

## Rateable Value

RV £10,750

rates free incentives subject to status

## Services

Electrics, water and drainage. Central heating via oil storage heaters.

## Asking Price

Offers in excess of £750,000 are sought for the freehold interest.

## Viewings

Strictly by appointment with this office.

## Money Laundering

In accordance with Anti Money Laundering Regulations, a Purchaser will be required to provide two forms of identification and proof of the source of income.

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## Commercial Photos





