



Leadgate | Alston | CA9

£310,000

Fully renovated, converted Wesleyan Chapel with three first floor bedrooms, two ground floor bedrooms, ground floor shower room, plenty of off-street parking and unspoilt open rural views in all directions.

ROOK
MATTHEWS
SAYER



Detached Converted Chapel

Quiet Location

Four/Five Double Bedrooms

No Immediate Neighbours

Off Street Parking

Access to local facilities

Open Rural Views

North Pennines AONB

For any more information regarding the property please contact us today

The property is entered from the front patio into the entrance porch which is surrounded by UPVC double glazing and provides space for cloaks and boots.

The central hallway is through from the porch giving access to the kitchen, lounge and utility room.

The kitchen is fitted with a brand new range of units and appliances with oven, hob and integrated dishwasher. The white sink unit is situated in front of a large window, making the most of the stunning rural views.

The utility room is adjacent to the kitchen with plumbing for washer, plenty of power points and home to the boiler modern electric boiler.

The lounge is generous with feature stone fireplace with matching built-in TV unit. Dual aspect windows look out over the valley and farmland to the front and rear. The open timber staircase to the first floor is found in this room also.

Off the lounge is rear hallway which offers doors to the two ground floor double bedrooms as well as the ground floor shower room. Either of these bedrooms would make a fantastic study / dining room / music room / additional reception room, enjoying the views.

Upstairs this spacious property offers a further three double bedrooms and family bathroom, all with characterful exposed beams and sky light windows.

Externally, adjacent to the front porch, a pleasant west-facing patio seating area gives the occupier an ideal space to enjoy a drink in the warmer evenings. Ample gravelled parking space is available to the side, allowing multiple vehicles to be parked off street, or maybe this could provide an additional south facing garden terrace if preferred.

Situated in the North Pennines Area of Outstanding Natural Beauty, Leadgate is a hamlet just outside Alston town. Alston provides a plethora of local facilities including healthcare, groceries, cafés, public houses, gym, heritage railway and endless rural walks including the Pennine Way and Tea Trail. Google walking routes to see just how many there are.

This historic property looks over valleys, farmland and heather moorland with ever changing colours and four legged neighbours. We recommend a viewing to appreciate its position and captivating outlook.

INTERNAL DIMENSIONS:

Kitchen: 11'10 x 9'3 (3.61m x 2.82m)

Utility: 8'2 x 4'10 (2.49m x 1.47m)

Lounge: 20'0 x 14'7 (6.1m x 4.45m)

Dining Room / Bedroom 4: 14'7 x 9'7 (4.45m x 2.92m)

Study / Bedroom 5: 9'9 x 8'8 (2.97m x 2.64m)

Bedroom 1: 14'8 x 8'11 (4.47m x 2.72m)

Bedroom 2: 13'2 x 8'4 plus alcove (4.01m x 2.54m)

Bedroom 3: (L shaped) 14'8 max x 10'1 max (4.47m x 3.07m)



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Electric

Broadband: 4G Mobile Broadband

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has a ground floor shower room and two ground floor bedrooms.

TENURE

Freehold and Leasehold (Alston Lease) Combination. It is understood that this property is a combination of freehold and leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 1000 years from 1621

Ground Rent: Peppercorn

Service Charge: £0

COUNCIL TAX BAND: D

EPC RATING: E

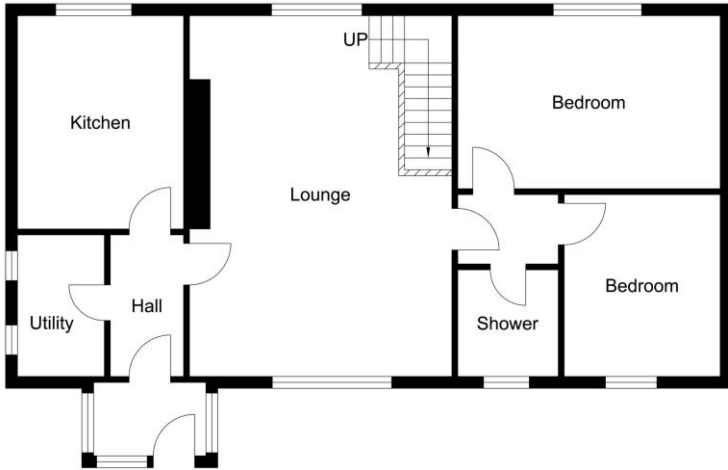
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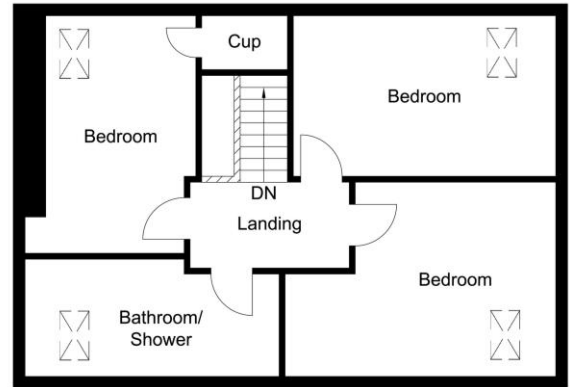
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any

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