



The Old School House

East Holywell, Newcastle Upon Tyne, NE27 0JJ

**Offers In The Region Of £595,000**



Trading Places



# The Old School House

## East Holywell, Newcastle Upon Tyne, NE27 0JJ

Trading Places are delighted to welcome to the market this remarkable opportunity to acquire a beautiful, five bedroom, detached family home, positioned in a secluded area of East Holywell and showcasing stunning panoramic views across the surrounding fields and farmland.

Constructed to an extremely high standard in 1997, the charming and unique home is spacious and presents a wonderful development opportunity with enviable land to the front and rear, with multiple stables and outbuildings which offers diversity and versatility to provide a number of different personal or business uses (subject to necessary planning approvals).

The main house begins with a welcoming hallway which provides access to all principal rooms of the ground floor and a staircase to the first floor. The ground floor briefly comprises a generously sized living room benefitting from a feature fireplace, with open access to a sitting/dining room with patio doors allowing for access to the rear. There spacious ground floor guest suite with a private shower room, as well as a separate utility room. The heart of the accommodation is a beautiful country style breakfasting kitchen which provides an abundance of space and natural light, as well as showcasing a bespoke range of units. To the first floor landing there is a grand master bedroom benefitting from a walk in dormer window to the front and an en-suite, a further three well presented bedrooms also with walk in dormer windows, a separate office area/large storage and a three piece family bathroom.

Externally, there is a large paved driveway allowing for off street parking space for multiple vehicles to the front and to the rear there is a beautiful and enviably secluded garden laid mainly to lawn with decked sitting areas. There are also multiple stables, and outbuildings.

Call Trading Places on 0191 2511189 for further details or to book a private viewing.  
EPC Rating C. Council Tax Band E



### Entrance Hallway

A welcoming hallway, creating a warm greeting point and providing access to all principal rooms of the ground floor and to the first floor via a staircase.

### Living Room

26 x 16 (7.92m x 4.88m)

A generous living room benefitting from a feature fireplace, with open access to a sitting room. Carpeted lounge, TV port and power outlets.

### Sitting Room

15'4 x 12'6 (4.67m x 3.81m)

Open access from the living room with patio doors leading out to the rear elevation. ample space for furnishings and feature fireplace.

### Breakfasting Kitchen

23'7 x 20 (to the longest point) (7.19m x 6.10m (to the longest point))

The heart of the accommodation is this beautiful country style dining kitchen which provides an abundance of space and natural light, as well as showcasing a bespoke range of units. Fitted with a range of wall and base units, ample space for dining furnishings. Integrated appliances, ceiling spot lights and sink with mixer tap.





### L Shaped Utility Room

8'2 x 7'5 (2.49m x 2.26m)

Additional storage units and space for a range of appliances.

### Ground Floor Guest Suite

18 x 13'6 (5.49m x 4.11m)

A spacious ground floor guest suite with a private shower room.

### En-Suite

5'9 x 4'8 (1.75m x 1.42m)

Corner shower unit, wash hand basin and WC.

### First Floor Landing

### Bedroom One

18'7 (into dormer) x 13'7 (5.66m (into dormer) x 4.14m )

A grand master bedroom benefitting from a walk in dormer window to the front and an en-suite.

### En-Suite

6'8 x 6'5 (2.03m x 1.96m)

Corner shower unit, wash hand basin and WC.

### Bedroom Two

18'5 (into dormer) x 15'9 (5.61m (into dormer) x 4.80m)

A well presented bedroom with a walk in dormer window the rear elevation.

### Bedroom Three

15'6 (into dormer) x 15'6 (4.72m (into dormer) x 4.72m)

A good sized double bedroom with a walk in dormer to the front elevation.

### Bedroom Four

17'5 x 15'3 (into dormer) (5.31m x 4.65m (into dormer))

Another well presented bedroom with a walk in dormer window to the rear elevation.

### Office Area/Large Storage Room

11'12 x 6'1 (3.35m x 1.85m)

### Bathroom

6'10 x 6'5 (2.08m x 1.96m)

Panelled bath, pedestal wash hand basin and WC.





### External

Enviably land to the front and rear, with multiple stables and outbuildings which offer diversity and versatility to provide a number of different personal or business uses (subject to necessary planning approvals).

To the front is a large paved driveway allowing for off street parking space for multiple vehicles. To the rear there is a secluded garden laid mainly to lawn with decked sitting areas.

### Workshop

39'6" x 34'8" (12.04m x 10.59m)

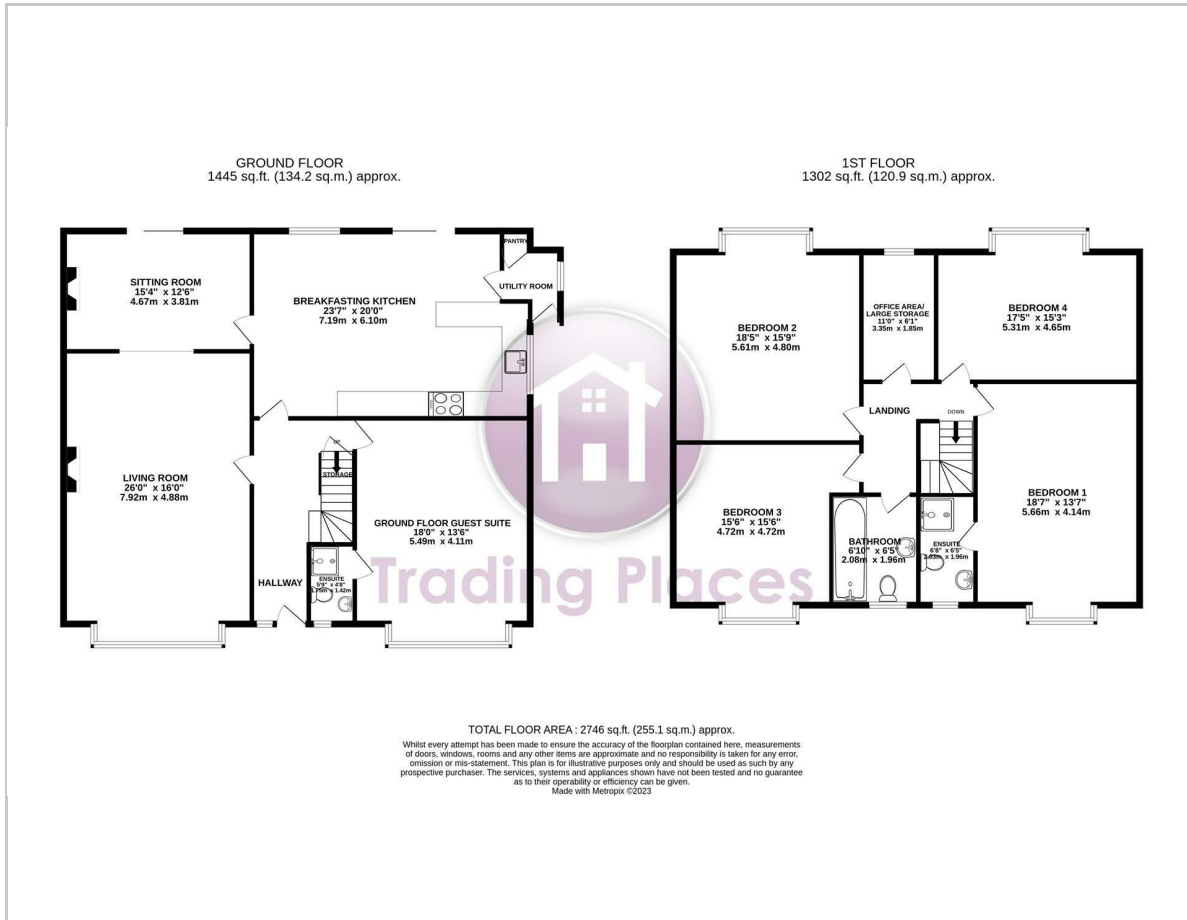
A large workshop providing ample space for agriculture or business.

### Stable x5

12'9" x 8'11" (3.89m x 2.74m)



## Floor Plan



## Area Map

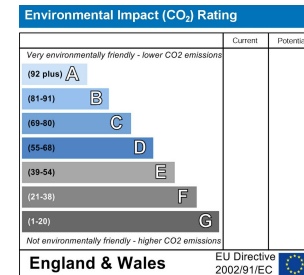
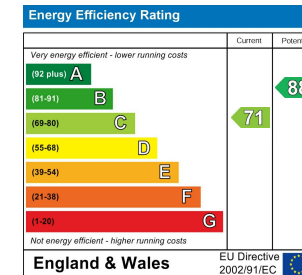


## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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