



Dinnington Old School Main Road  
Dinnington, Newcastle Upon Tyne, NE13 7JW

**Offers Over £500,000**



Trading Places





# Dinnington Old School Main Road

## Dinnington, Newcastle Upon Tyne, NE13 7JW

Trading Places are delighted to present this rare opportunity to acquire a Grade II listed former school, originally constructed in 1871, with planning permission for two further stone built dwellings in the land behind. Located in the sought after village of Dinnington, this beautiful property is oozing with character, charm and boasts lots of local history. With good local amenities, the plot is well placed for main road links to surrounding areas including Ponteland, Newcastle upon Tyne and the International Airport.

The building to the front has been renovated to an exacting standard maintaining original features likely to appeal to a wide range of purchasers. The former school house welcomes you into a hallway with doors to the cloaks wc and spacious breakfasting kitchen/living area, this being the real heart of this home. From the breakfasting kitchen you find the door to the double bedroom with en-suite shower room. Externally there are wraparound gardens and a drive providing parking for multiple cars.

The site has vehicular access from the road to the parking area, this will ultimately become a shared driveway for the three properties on the completion of the build. There is planning permission in place (2016/1700/01/DET) for "Change of use and extension of former school building (Class D2) to form detached dwelling (Class C3), erection of 2 detached dwellings (Class C3), alteration to access onto Main Road, and associated landscaping and boundary treatment." The overall site area extends to 1675m<sup>2</sup>. Further details below.

Contact Trading Places on 0191-251-1189 to arrange your private viewing of this unique opportunity to secure a ready-to-move-into residence with planning for extension works and a profitable building project in the land to the rear.

### Entrance Hallway

10'3 x 3'11 (3.12m x 1.19m)

Entrance through hardwood front door into spacious hallway. Doors leading to lounge and cloaks WC. Hardwood flooring, cast iron decorative industrial fireplace and chrome recessed spotlights. Large storage cupboard.

### Cloaks WC

6' x 5' (1.83m x 1.52m)

Cloaks WC with traditional fittings including pedestal wash basin and low level WC. Tiled decorative flooring and modern brick affect tiles to half height. Bespoke replaced timber frame double glazed window allowing for natural light. Chrome recessed spotlights and cast iron decorative industrial radiator.

### Storage Cupboard

4'3 x 2'9 (1.30m x 0.84m)

Additional cupboard housing consumer unit and providing extra storage.

### Open Plan Lounge/Kitchen Diner

35' x 17'2 (10.67m x 5.23m)

Impressive grand airy space is the open plan lounge kitchen/diner. Exposed beams with industrial ceiling lights. Modern fitted kitchen with larger style feature island incorporating induction hob and units below. Vast kitchen units including wall, base and draw units with matching 'Quartz' worktops. Integrated appliances include fridge/freezer, double oven, microwave and dishwasher. Stainless steel one and half bowl sink with modern tap and directional spray. Hardwood flooring fitted throughout with four bespoke replaced timber framed triple casement windows. Two cast iron decorative industrial radiators. Two Inglenook fireplaces with limestone hearth, surround and insert with wood burner. Door leading to Master Bedroom.









#### Master Bedroom

19'5 x 16'5 (5.92m x 5.00m)

Spacious Master Suite with door leading to En-suite. Three bespoke replaced timber frame windows with triple casements allowing for natural light, together with bespoke timber frame double glazed door leading to rear of property. Inglenook fireplace with limestone hearth, insert and surround and woodburner. Exposed timber beams with industrial ceiling lights.

#### En-suite

11'5 x 5'3 (3.48m x 1.60m)

To the rear of the property the en-suite is a bright space with two bespoke replaced timber frame windows providing views to the rear. Traditional suite with freestanding bath with 'Rainfall' shower and separate telephone attachment. Pedestal wash basin with low level WC. Modern floor to ceiling radiator. Decorative floor tiles and full height brick effect wall tiles.

#### Externally

Externally there is access from Main Road to parking area with huge potential. Planning permission in place for extension to former school building and the erection of two detached dwellings to the rear.

#### CGI Image Artist Impressions

##### Planning Permission

Plot 1 - Change of use and extension of former school building to 2 bed detached dwelling (Class C3).

Plot 2 - Planning Permission in place for erection of a three bedroomed detached dwelling.

Plot 3 - Planning Permission in place for erection of a four bedroomed detached dwelling.

Details of the approvals at the development:

<https://portal.newcastle.gov.uk/planning/index.html?fa=getApplication&id=128704>

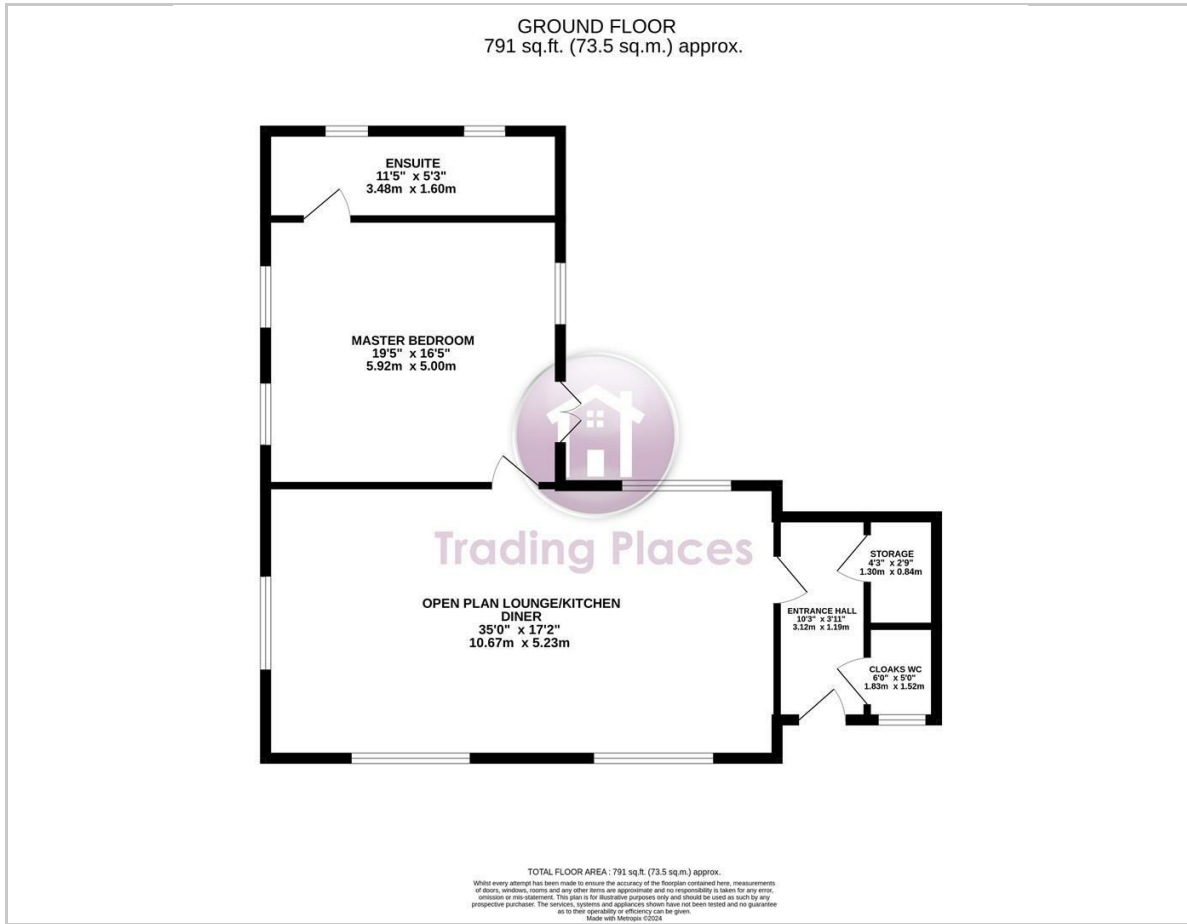
<https://portal.newcastle.gov.uk/planning/index.html?fa=getApplication&id=125102>

<https://portal.newcastle.gov.uk/planning/index.html?fa=getApplication&id=114796>

Contact Trading Places on 0191-2511189 to get further information or clarification. Trading Places also have the complete pack of drawings for the development - please call directly to get these.



## Floor Plan

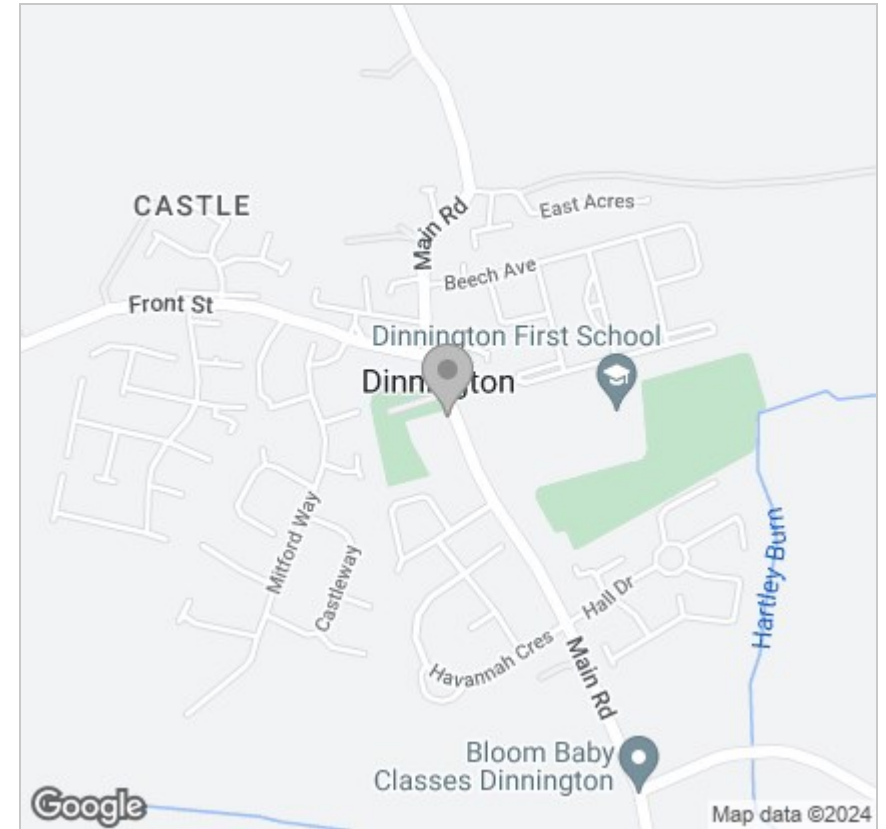


## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

