



Old School Main Road  
Dinnington, Newcastle Upon Tyne, NE13 7JW  
**£495,000**



# Old School Main Road

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A rare and exciting opportunity to acquire a beautifully restored Grade II listed former schoolhouse with approved planning permission for two additional stone built dwellings to the rear.

Originally constructed in 1871, this unique and characterful property is located in the highly sought after village of Dinnington. Lovingly renovated to an exceptional standard, the main residence retains its historic charm while offering stylish, modern living. Set within a generous plot of approximately 1675m<sup>2</sup>, the site also benefits from full planning consent for further development, making it ideal for both homeowners and investors alike.

The main house features an entrance hall, a cloakroom/WC, and a spacious open plan kitchen and living area that forms the heart of the home. A well appointed double bedroom with en-suite shower room completes the internal accommodation. Outside, the property enjoys wraparound gardens and a private driveway providing ample parking for multiple vehicles.

The site is accessed via a private drive from the main road, which will form a shared entrance for all three dwellings upon completion of the new builds. Planning permission (Ref: 2016/1700/01/DET) is in place for the change of use and extension of the former school (Class D2) to a detached residence (Class C3), alongside the erection of two additional detached homes, revised access arrangements, and associated landscaping and boundary treatments.

Ideally positioned with excellent access to local amenities and major transport links, including Ponteland, Newcastle upon Tyne, and Newcastle International Airport, this property offers a rare blend of heritage, lifestyle, and development potential.

For more information or to arrange a private viewing, please contact Trading Places on 0191 251 1189.

## Entrance Hallway

10'2" x 3'10" (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

6'0" x 4'11" (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

35'0" x 17'1" (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 16'4" (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 5'2" (3.48m x 1.60m)

To the rear of the property the sn-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

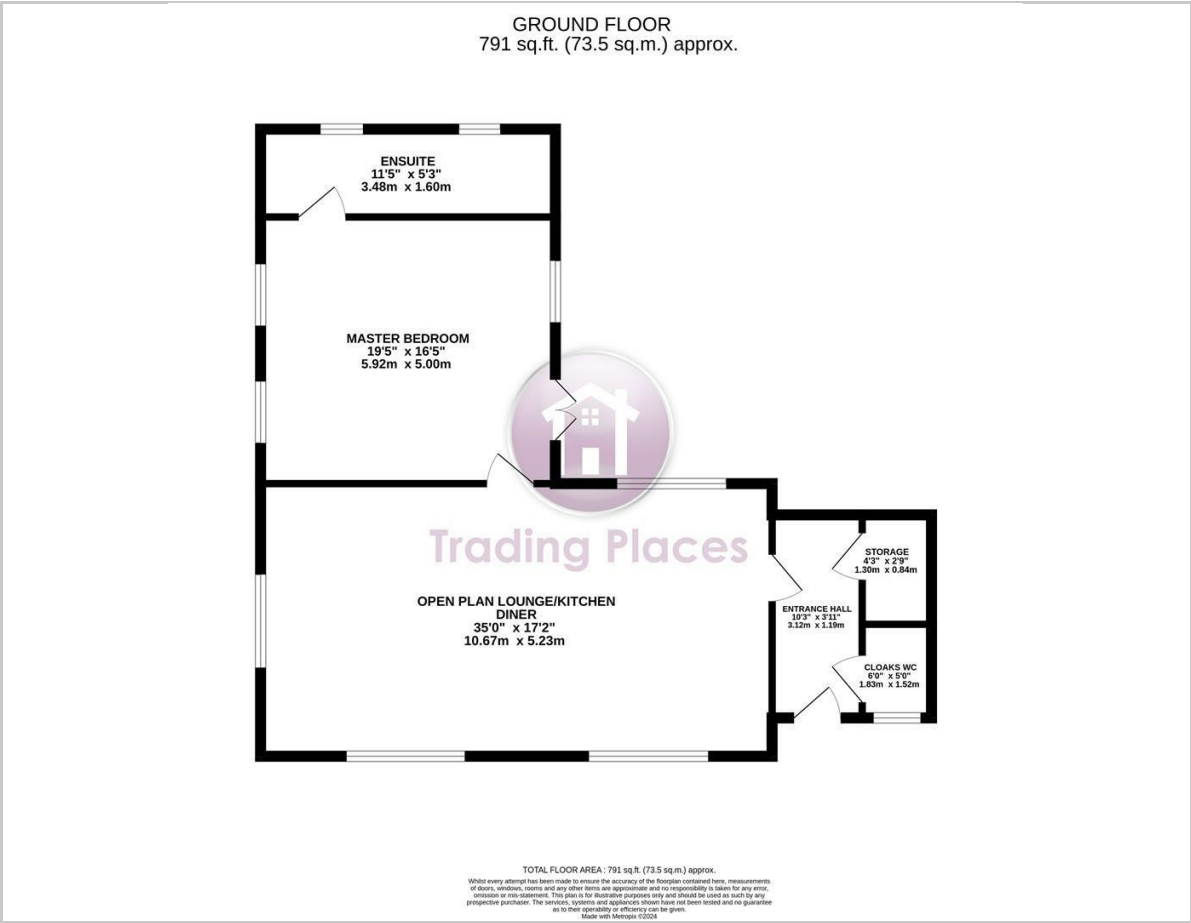
Planning Permission  
Plot 1 - Change of use and extension of former school building to 2 bed detached dwelling (Class C3).  
Plot 2 - Planning Permission in place for erection of a three bedroomed detached dwelling.  
Plot 3 - Planning Permission in place for erection of a four bedroomed detached dwelling.

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



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

