



Dinnington Old School

Main Road, Dinnington, Newcastle upon Tyne NE13 7JW

- Stunning one bedroom converted former school house (planning to extend to 2 bed)
- Planning permission for 2 x four bed additional detached stone dwellings
- Ample private parking & large lawn area
- Highly sought-after Dinnington village with semi-rural surroundings
- Site area approximately 0.413 Acres (0.167 Hectares)
- Grade II listed building with original period features throughout
- Excellent investment opportunity or private residence

Auction Guide Price £525,000+

For Sale by Auction. Taking bids

Terms & Conditions apply, see website: www.agentspropertyauction.com

COMMERCIAL

Location

Situated in the highly sought-after village of Dinnington, this property enjoys an enviable semi-rural setting in Newcastle upon Tyne, offering the perfect balance between countryside living and excellent connectivity. The village provides a range of everyday amenities including shops, a library, church and a well-regarded first school, ensuring convenient day-to-day living.

Dinnington lies close to the popular village of Ponteland, known for its selection of pubs, supermarkets and independent retailers, while larger centres such as Cramlington and Kingston Park are also within easy reach. Residents benefit from proximity to Newcastle International Airport, located only around five miles away, with further access to the Metro network providing direct links into Newcastle city centre and beyond. For commuters, the nearby A696 connects Newcastle with Northumberland and links directly to the A1, making travel throughout the region straightforward.

The village is also served by local bus routes, enhancing accessibility for both work and leisure. Surrounded by attractive countryside, the area offers bridleways, walking routes and nearby attractions such as Northumberlandia, ideal for outdoor pursuits. Rich in history and village character, Dinnington has been recognised for its lifestyle appeal and traditional community feel, featuring amenities such as a doctor's surgery, village hall and social club.

General Description

Set within approximately 0.413 acres, the site comprises a stunning and spacious one-bedroom former schoolhouse with planning permission to extend the property into a two-bedroom residence. The site further benefits from approved planning permission for the construction of two detached four bedroom dwellings.

Originally built in 1871 by Matthew Bell, the former schoolhouse is constructed from sandstone with a Welsh slate roof, showcasing both durability and period charm. The current owners have carefully and sympathetically renovated the property, creating a beautifully presented home that blends historic character with modern living.

The accommodation now features a generous open-plan kitchen and living area, forming the true heart of the home, alongside a well-proportioned double bedroom with an en-suite shower room. Additional internal space includes a cloakroom WC and a useful storage area.

Externally, the property enjoys wraparound gardens that enhance the sense of space and privacy, while a driveway provides off-street parking for multiple vehicles.

Old School House Description

Entrance Hall

Accessed via a hardwood front door, the welcoming hallway provides an immediate sense of space and character. It offers hardwood flooring, recessed chrome lighting and a generous built-in storage cupboard, with internal doors leading to the main living area and the cloaks WC.

Cloakroom/WC

Elegantly appointed with a pedestal wash hand basin and low-level WC, this cloakroom is enhanced by patterned floor tiles, half-height brick-style wall tiling and a bespoke timber-framed double-glazed window that draws in natural light. Additional features include recessed lighting and an industrial-style cast-iron radiator.

Storage

A practical cupboard providing valuable storage space and housing the consumer unit.

Open-Plan Living Room / Kitchen

Forming the heart of the home, this substantial open-plan space blends period charm with contemporary design. Exposed beams and industrial-inspired lighting complement the modern kitchen, which centres around a large island with induction hob and ample storage. A comprehensive range of cabinetry is paired with quartz work surfaces and integrated appliances for a sleek finish. Hardwood flooring continues throughout, while bespoke timber-framed windows flood the room with light. Two impressive inglenook fireplaces with limestone surrounds and wood-burning stoves create striking focal points and a warm atmosphere. A doorway provides access to the principal bedroom.

COMMERCIAL

Principal Bedroom

A beautifully proportioned suite showcasing original character features such as exposed beams and an inglenook fireplace with limestone detailing and a wood burner. Multiple bespoke timber-framed windows, along with a glazed door opening onto the rear, ensure the room feels bright and inviting. Direct access leads to the en-suite bathroom.

En-Suite Bathroom

Positioned to the rear and filled with natural light, the en-suite is fitted with a classic freestanding bath complete with rainfall shower and handheld attachment, pedestal basin and low-level WC. Decorative flooring, full-height brick-effect wall tiles and a contemporary vertical radiator complete the space, creating a stylish yet timeless finish.

Planning

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 four bedroomed detached dwelling.

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

Change of use and extension of former school building (Class D2) to form 2 bed detached dwelling (Class C3), alterations to vehicle access onto Main Road, alterations to elevations and associated landscaping and boundary treatment as amended by plans received 22.12.2017 and 20.03.2018
Ref Number: 2016/1701/01/DET

Floor Area

The former school house is circa 98.5sq. m. (1,060 sq. ft.)

Site Area

0.413 Acres (0.167 Hectares)

Tenure

Freehold

Listing

Grade: II (List Entry Number: 1024965)

Auction Guide Price

£525,000 +

Auction

Taking bids, terms and conditions apply, see website agentspropertyauction.com

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

Ref: I391 (Version 2)

Updated March 2026

COMMERCIAL



COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573