



Northumberland  
Properties

**School House, Kirkley**  
**£875,000**





## School House

Kirkley, Newcastle Upon Tyne

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- A distinctive former schoolhouse dating from 1861, retaining a wealth of original character throughout
- Flexible five bedroom accommodation arranged over split levels, offering versatility for modern living
- A well-proportioned principal suite with dressing area and a fully tiled en-suite bathroom
- An impressive main living room featuring a tall arched window, high ceilings and a stone fireplace with log burner
- A well-appointed kitchen with range cooker, integrated appliances, breakfasting area and separate utility room
- Set within a generous and established plot, offering a good degree of privacy and well-maintained lawned gardens
- Mature grounds complemented by a range of useful outbuildings, ideal for workshop space, storage or hobby use
- A detached double garage, ample driveway parking and a well-connected rural position within easy reach of key transport links





**Approximate total area<sup>(1)</sup>**

1562.26 ft<sup>2</sup>

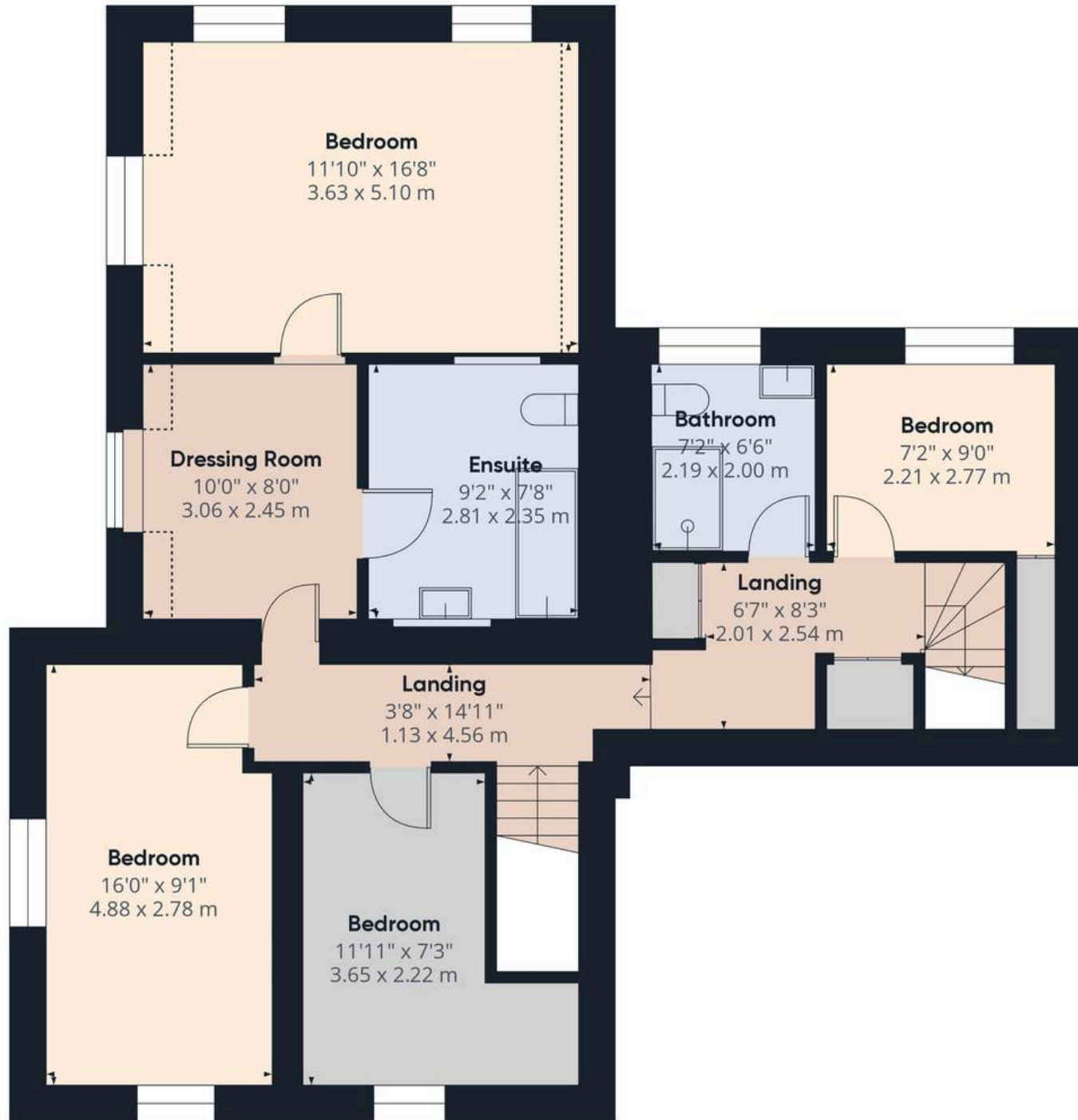
145.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

855.3 ft<sup>2</sup>  
79.46 m<sup>2</sup>

**Reduced headroom**

20.19 ft<sup>2</sup>  
1.88 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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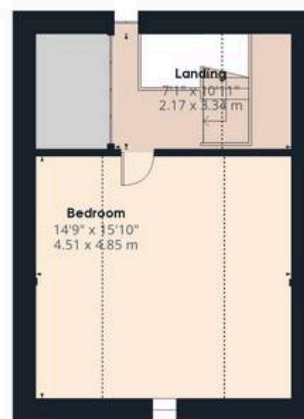
GIRAFFE 360



First Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

2732.07 ft<sup>2</sup>  
253.82 m<sup>2</sup>

Reduced headroom

158.48 ft<sup>2</sup>  
14.72 m<sup>2</sup>

(1) Excluding balconies and terraces

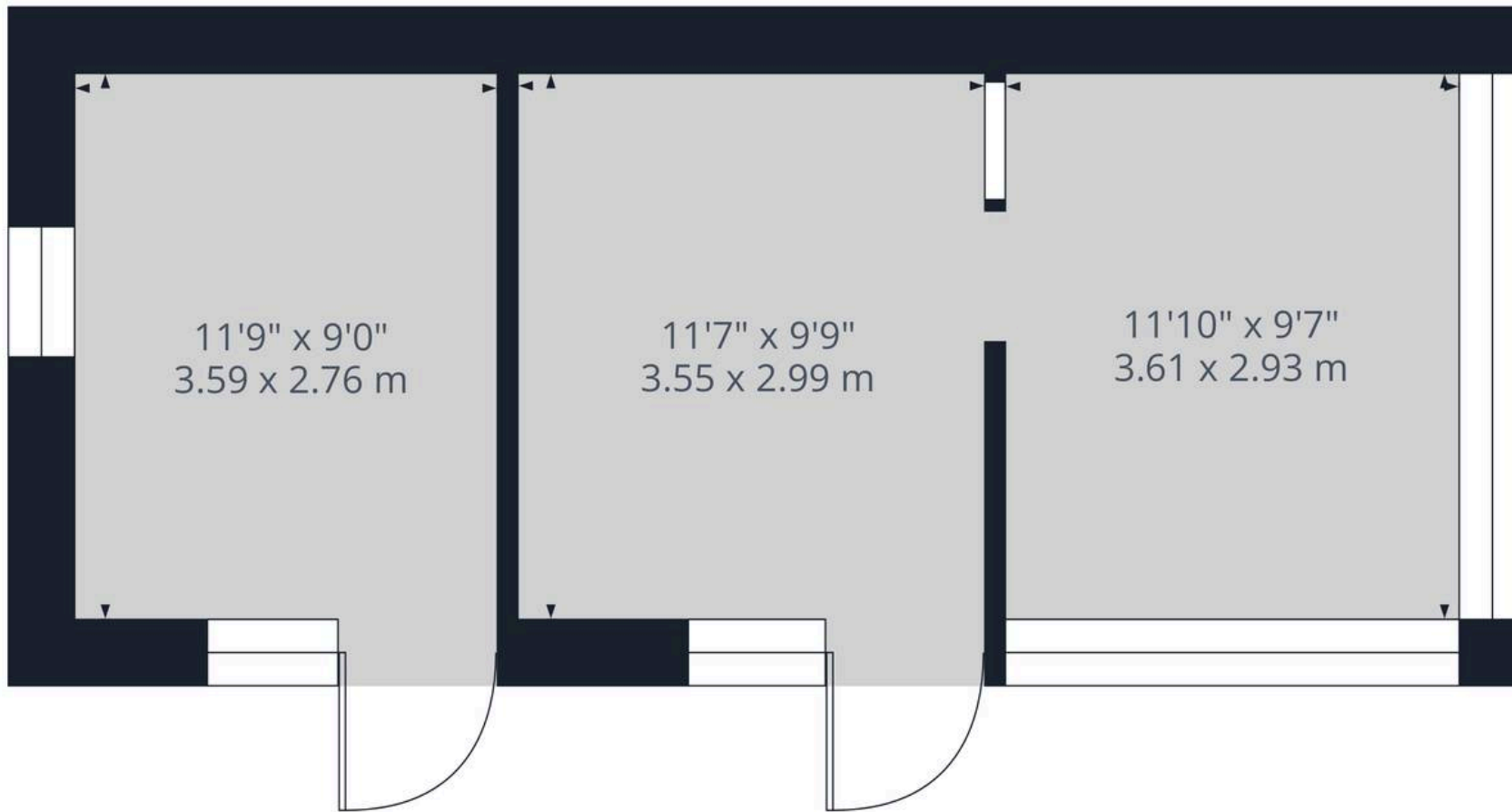
Reduced headroom

..... Below 5 ft/1.5 m

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First Floor Building 2

**Approximate total area<sup>(1)</sup>**

335.62 ft<sup>2</sup>

31.18 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Kirkley is a well-regarded rural village positioned to the north-west of Newcastle upon Tyne, offering a balance of countryside living with strong day-to-day connectivity. Surrounded by open farmland and rolling Northumberland landscape, the area provides a quieter setting while remaining conveniently placed for access to nearby Ponteland and Morpeth, both of which offer a range of independent shops, cafés, schooling and local amenities. For commuting, the A1 is easily accessible, providing straightforward links both north and south, while Newcastle International Airport is within a short drive, making the location particularly practical for regional and national travel. The surrounding area is well suited to those who value open space, with a network of country walks and rural routes on the doorstep, all while remaining within easy reach of the city.

#### **Utilities**

**Heating: Oil Central Heating**

**Electricity: National Grid**

**Water: Direct Mains Water**

**Sewerage: Septic Tank**



# Northumberland Properties

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