



## Black Bull Wynd, Aislaby, Eaglescliffe, TS16 0GN

This outstanding family home is located in the highly sought after and picturesque village of Aislaby, nestled in a cul de sac just outside of Yarm and Eaglescliffe. Enjoying a generous plot with a desirable south west facing rear aspect, the property benefits from views across open fields.

Beautifully presented throughout, the home has been thoughtfully upgraded to offer the very best in modern family living. From the moment you step into the elegant entrance hallway, you are welcomed into a spacious interior finished to an exceptional standard.

The dual aspect lounge features French doors opening out to the garden and with a stylish gas fire/fireplace. A large dining room flows seamlessly into an impressive conservatory, which enjoys underfloor heating and garden views - an ideal space for entertaining or family gatherings. The true heart of the home is the show stopping kitchen and breakfast room, fitted with a central island, granite worktops, integrated Neff appliances, underfloor heating, and a built-in Sonos smart speaker system. Adjacent to the kitchen is a utility room with matching units and access to the double garage. A convenient downstairs WC completes the ground floor.

Upstairs, the landing leads to a family bathroom and three generously sized bedrooms, all featuring fitted wardrobes. Two of the bedrooms enjoy their own private en suite shower rooms. A fourth room, currently used as a cinema room, offers versatility and as previously, could easily serve as an additional double bedroom.

Outside, the property is set within a small, exclusive development of executive style homes. A large block paved driveway provides ample off-street parking for three cars, while the rear garden is well stocked and well maintained, offering a private retreat.

Aislaby is a charming village near Yarm, just two miles from its historic Georgian High Street with shops, cafés, and amenities. Excellent schools nearby include Conyers and the renowned Yarm School.

**Offers In The Region Of £900,000**



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## HALL

## WC

5'1" x 5' (1.55m x 1.52m)

## LOUNGE

23'2" x 12'2" (7.06m x 3.71m)

## KITCHEN/DINING/FAMILY ROOM

40'3" x 17'5" > 12'5" (12.27m x 5.31m > 3.78m)

## UTILITY

8'9" x 4'6" (2.67m x 1.37m)

## DINING ROOM

19'9" x 14'11" (6.02m x 4.55m)

## CONSERVATORY

18'8" x 16'7" (5.69m x 5.05m)

## LANDING

## BEDROOM ONE

15'10" x 14'2" (4.83m x 4.32m)

## DRESSING ROOM

6'2" x 5'6" (1.88m x 1.68m)

## EN SUITE

6'11" x 6'7" (2.11m x 2.01m)

## BEDROOM TWO

14' x 12'4" (4.27m x 3.76m)

## EN SUITE

7'6" x 6'9" (2.29m x 2.06m)

## BEDROOM THREE

15'10" x 9'11" (4.83m x 3.02m)

## BATHROOM

11'7" x 7'1" (3.53m x 2.16m)

## CINEMA ROOM/BEDROOM FOUR

17'7" x 17'4" (5.36m x 5.28m)

## DOUBLE GARAGE

18'4" x 17'7" (5.59m x 5.36m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



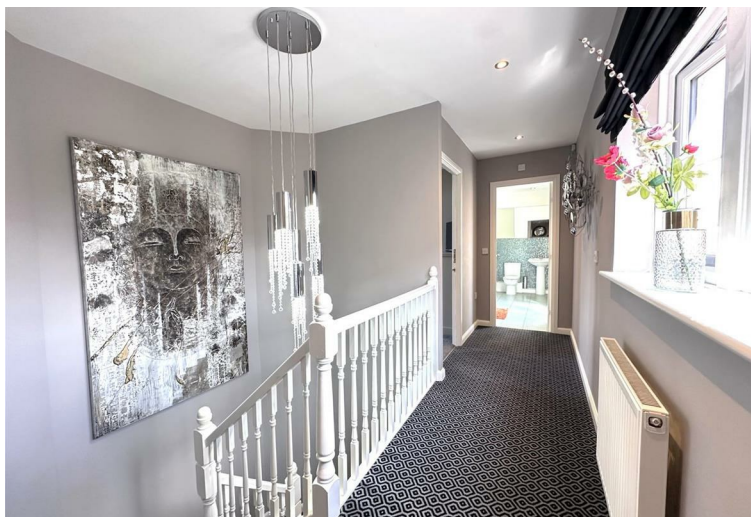
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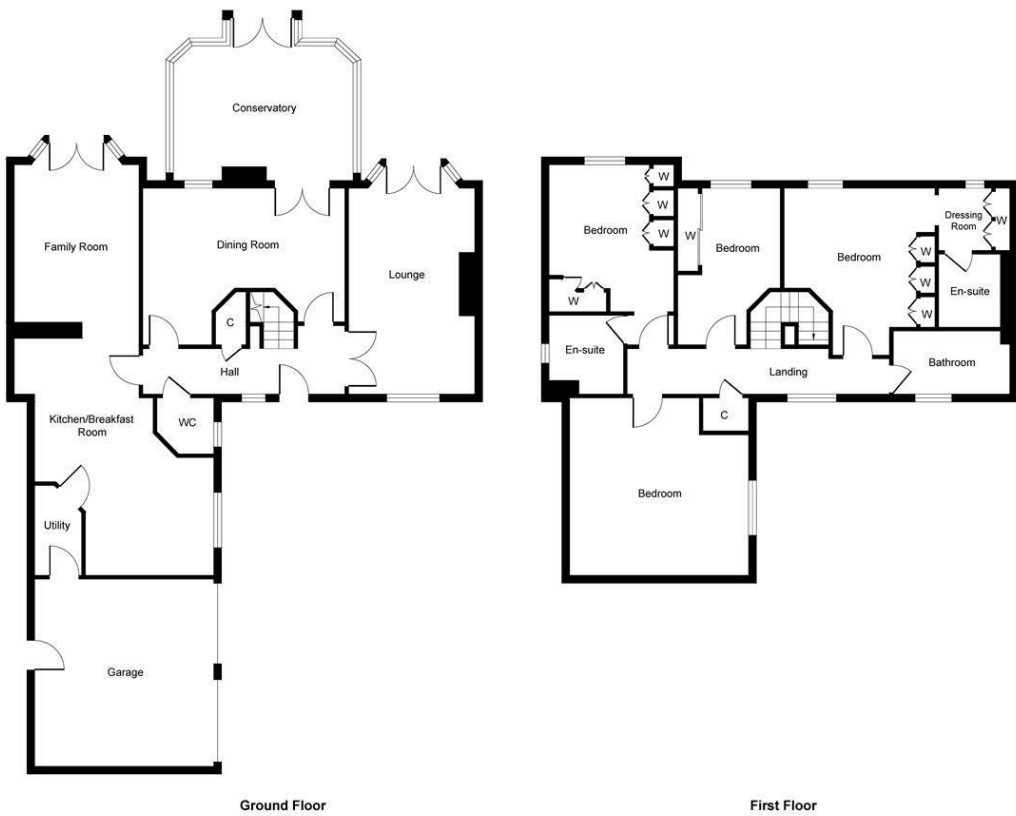


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**VIEWING**  
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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