



**Aislaby Road, Eaglescliffe, TS16 0QW**  
**3 Bed - House - Detached**  
**£2,500 Per Calendar Month**

**Council Tax Band: D**  
**EPC Rating:**  
**Tenure:**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS







# Aislaby Road, TS16 0QW

\*\*\* AVAILABLE IMMEDIATELY \*\*\*  
\*\*\* RARE RURAL LOCATION WITH STUNNING VIEWS \*\*\*

RARE TO THE MARKET, with Smith & Friends Estate Agents, this stunning Three Bedroom Detached Barn Conversion, situated within the quiet countryside village of Aislaby, Eaglescliffe.

The property briefly comprises of: spacious Entrance Hallway, Good Sized Living Room with French Doors to a Outdoor Patio Area, off the Hallway you have a Downstairs WC, Generous Utility Room, with the main focus of this conversion centred around the incredible Open-Plan Kitchen / Diner.

The First Floor provides beautiful views from the landing looking into the Open-Plan Kitchen/Diner, with the Master Bedroom having a small Dressing Room, En-Suite Shower, and French Doors leading to a Balcony that looks out to acres of farm land. In addition on the First Floor you will find the Four Piece Family Bathroom and Bedroom Two.

The Second Floor has another Spacious Landing with the Third Bedroom with a Separate En-Suite Shower Room.

Externally, the Property is accessed from Private Secure gates and has ample of parking at the property within its own gravelled driveway, and a well maintained lawn area.

This property also has an additional option of renting Stables at an additional cost.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.  
REQUIRED EARNINGS: Tenants £75,000pa; Guarantor, if required £90,000pa.  
RENT £2,500 PCM  
BOND £2,884  
(Application is subject to a Holding Fee - please refer to our website for further details)

## GROUND FLOOR

Living Room  
17'5" x 20'9"

Hallway  
10'5" x 6'3"

Utility Room  
10'2" x 9'4"

Downstairs WC  
6'0" x 3'10"

Kitchen / Diner  
30'1" x 20'9"

## SECOND FLOOR

Landing  
14'11" x 3'2"

Bedroom 1  
12'7" x 14'3"

En-Suite  
8'5" x 5'10"

Dressing Room  
4'1" x 4'11"

Bedroom 3  
11'6" x 10'7"

Bathroom  
11'7" x 5'6"

## SECOND FLOOR

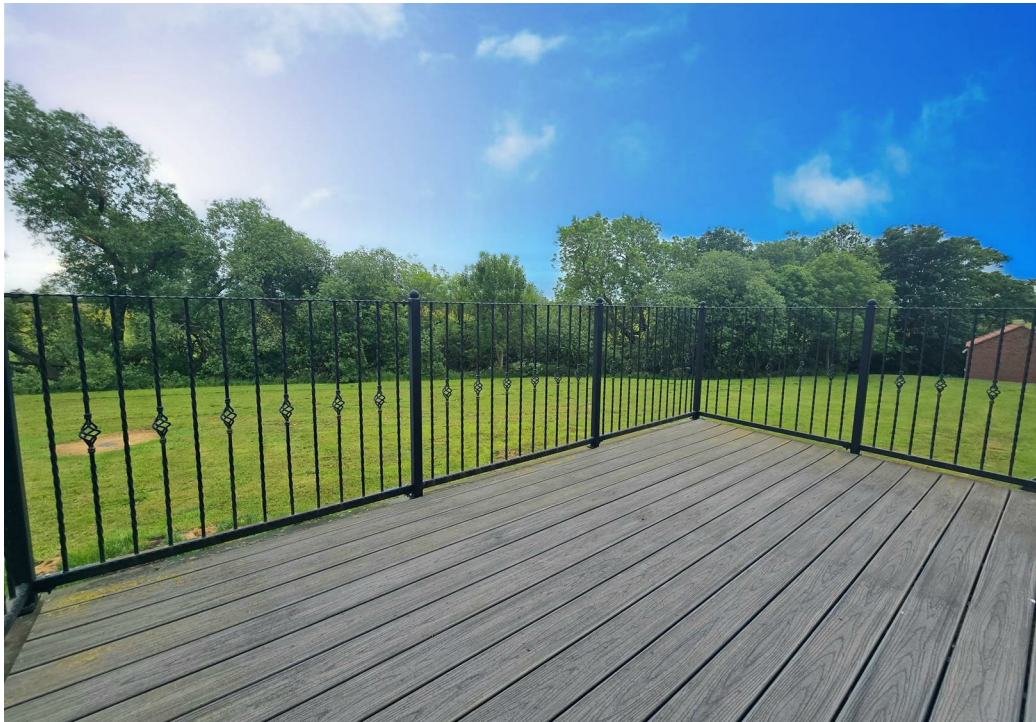
Landing  
6'10" x 12'9"

Bedroom 2  
17'10" x 12'8"

En-Suite  
6'2" x 5'2"















Ground Floor



Floor 1



Floor 2

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

1965 ft<sup>2</sup>  
182.5 m<sup>2</sup>

Balconies and terraces

127 ft<sup>2</sup>  
11.8 m<sup>2</sup>

Reduced headroom

134 ft<sup>2</sup>  
12.5 m<sup>2</sup>

(1) Excluding balconies and terraces

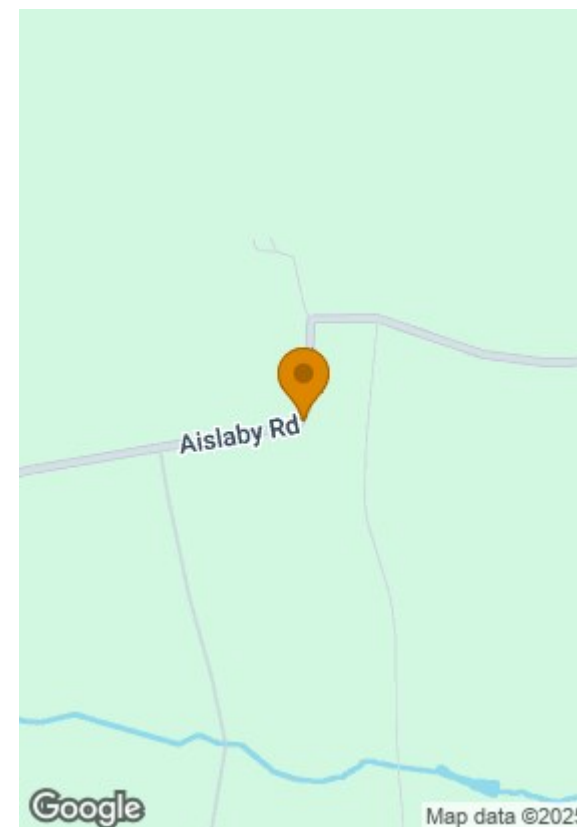
Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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