



Aislaby Road, Eaglescliffe, TS16 0JJ

SOLD WITHIN 48 HOURS! A rare opportunity to acquire a distinctive detached five bedroom home in one of the area's most sought after locations.

Set within approximately half an acre of grounds, the property is approached through a private gate that opens onto a generous block paved driveway leading to a large double garage, providing ample off road parking. A gate opens to the lawned front garden, which slopes gently away and is framed by established shrubs, creating both privacy and a peaceful setting with far reaching countryside views.

Inside, the hallway with a convenient W/C leads into a spacious lounge where dual aspect bay windows flood the room with light and frame the outlook, complemented by an elegant multi-fuel stove fireplace. To the rear, the dining room offers a period fireplace with open fire, a large window, and French doors opening directly onto the garden. The kitchen and breakfast room are fitted with a range of units, an integrated double oven and hob, and is enhanced by a striking feature window that looks out across the rear garden.

The light filled first floor landing, with windows on two sides, gives access to five bedrooms. The master suite enjoys a dual aspect, making the most of the surrounding views, and includes an en-suite bathroom with a shower over the bath. The remaining bedrooms are served by a beautifully appointed family bathroom with both a separate bath and shower cubicle.

The rear garden is private and well established, with a small veranda, patio and lawn offering mature trees and hedging.

Aislaby Road is widely regarded as one of Eaglescliffe's premier addresses, just a short walk from Yarm's cobbled High Street. The location is well served by highly regarded schools, a range of amenities, Eaglescliffe train station within a five minute drive, and nearby riverside walks.

Offers In The Region Of £750,000



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HALL

CLOAKROOM/DOWNSTAIRS WC
7'6" x 3'2" (2.29m x 0.97m)

LOUNGE
18'4" x 14'9" (5.59m x 4.50m)

SITTING/DINING ROOM
18'11" x 12'11" (5.77m x 3.94m)

KITCHEN/BREAKFAST ROOM
18'1" x 12'5" (5.51m x 3.78m)

REAR PORCH

LOBBY

LANDING

BEDROOM ONE
14'8" x 11'8" (4.47m x 3.56m)

ENSUITE
7'7" x 6'4" (2.31m x 1.93m)

BEDROOM TWO
11'8" x 10'11" (3.56m x 3.33m)

BEDROOM THREE
12'11" x 7'7" (3.94m x 2.31m)

BEDROOM FOUR
11'10" x 8'1" (3.61m x 2.46m)

BEDROOM FIVE
11'11" x 7'10" (3.63m x 2.39m)

BATHROOM
9' x 7'5" (2.74m x 2.26m)

DOUBLE GARAGE
18'1" x 17'4" (5.51m x 5.28m)

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.



Tel: 01642 248248

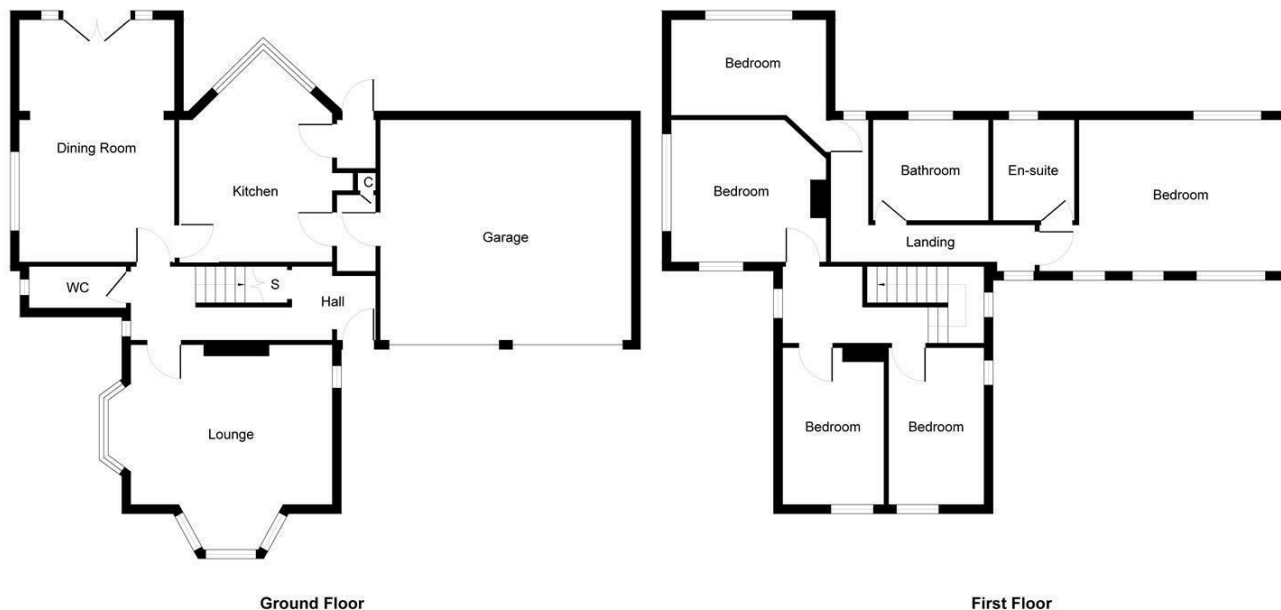


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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 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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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

101 High Street, Yarm, TS15 9BB
 yarm@gowlandwhite.co.uk

Tel: 01642 248248