



Aislaby Road, Eaglescliffe, TS16 0JJ

Set back from Aislaby Road along a private driveway, just a few minutes walk from the delights of Yarm High Street and within easy access of reputable primary and secondary schooling. For those looking for an easy commute, Eaglescliffe train station, the A66 and Teesside Airport are a short distance away and for those who enjoy the outdoors Teesdale Way is nearby where walks following along the River Tees can be enjoyed.

You enter via a grand entrance hall featuring central oak staircase and polished tile flooring setting the tone for the accommodation within. Five beautifully appointed bedrooms each benefit from private en suites fitted with high quality fixtures. The master suite includes a walk-in wardrobe, a dressing room and a wonderful en-suite with freestanding bath and separate large shower and twin sinks. Bedroom 2 also boasts a dressing room and en suite. Bedroom 3 enjoys a four-piece en suite with both bath and shower cubicle and twin sinks, whilst bedroom 4 and 5 are both served by stylish en suites.

To the first floor, an impressive landing offers a generous reading and relaxation area. The lounge extends over 25 feet, with feature bi-fold doors creating a seamless connection to the landscaped gardens. A highlight of the home is the show-stopping kitchen, complete with a part copper central island/breakfast bar, incorporating twin sinks. It is equipped with a comprehensive range of integrated appliances, including two ovens, a microwave, induction hob, warming drawer, dishwasher, fridge with water filter, freezer with ice dispenser, and large wine cooler. A matching utility room and a formal dining room complement the kitchen. The kitchen area has bi-fold doors out to a terrace which is simply perfect for entertaining, with covered seating area and covered barbeque cooking area. Further living space includes a family room with bi-fold doors out to the garden and a dedicated study. Two additional WCs add convenience.

£1,195,000



The accommodation is fitted with underfloor heating to all rooms, benefits a security alarm and also CCTV.

Externally, the property continues to impress with a detached double garage, above which sits a versatile annex accessed via a private staircase. This space is perfect for many uses, subject to relevant consents, potentially a home office, studio, business use or extra family living, complete with shower room and kitchen area. The beautifully maintained grounds feature extensive lawns, seating areas, and a covered outdoor space, providing the perfect setting for entertaining and relaxation. The large concrete print driveway provides dedicated parking for four vehicles, with additional parking space available for several more. Buyers seeking privacy and exclusivity will not be disappointed.

HALL

18' x 14'11" (5.49m x 4.29m)

BEDROOM ONE

16'5" x 11'10" (5.00m x 3.61m)

DRESSING ROOM

14' x 6' (4.27m x 1.83m)

ENSUITE

14' x 7'7" (4.27m x 2.31m)

BEDROOM TWO

14'4" x 10'2" (4.37m x 3.10m)

DRESSING ROOM

13'11" x 7'1" (4.24m x 2.16m)

ENSUITE

7'8" x 4'5" (2.34m x 1.35m)

BEDROOM THREE

15' x 11'11" (4.57m x 3.63m)

ENSUITE

11'11" x 6'4" (3.63m x 1.93m)

BEDROOM FOUR

13'8" x 12' max (4.17m x 3.66m max)

ENSUITE

6'6" x 6'3" (1.98m x 1.91m)

BEDROOM FIVE

13'8" x 12' max (4.17m x 3.66m max)

ENSUITE

6'3" x 6'3" (1.91m x 1.91m)

LANDING

LOUNGE

25'2" x 16'10" (7.67m x 5.13m)

FAMILY ROOM

15'11" x 12'2" (4.85m x 3.71m)

KITCHEN

20'11" x 18'2" (6.38m x 5.54m)

DINING ROOM

14'7" x 13'5" (4.45m x 4.09m)

STUDY

11'11" x 11'9" (3.63m x 3.58m)

WC

5'7" x 4'3" (1.70m x 1.30m)

UTILITY ROOM

8'1" x 5'8" (2.46m x 1.73m)

WC

5'9" x 3'9" (1.75m x 1.14m)

GARAGE

21'1" x 19'3" (6.43m x 5.87m)

ANNEX

20'11" x 19'8" (6.38m x 5.99m)

Featuring a shower room and kitchen.



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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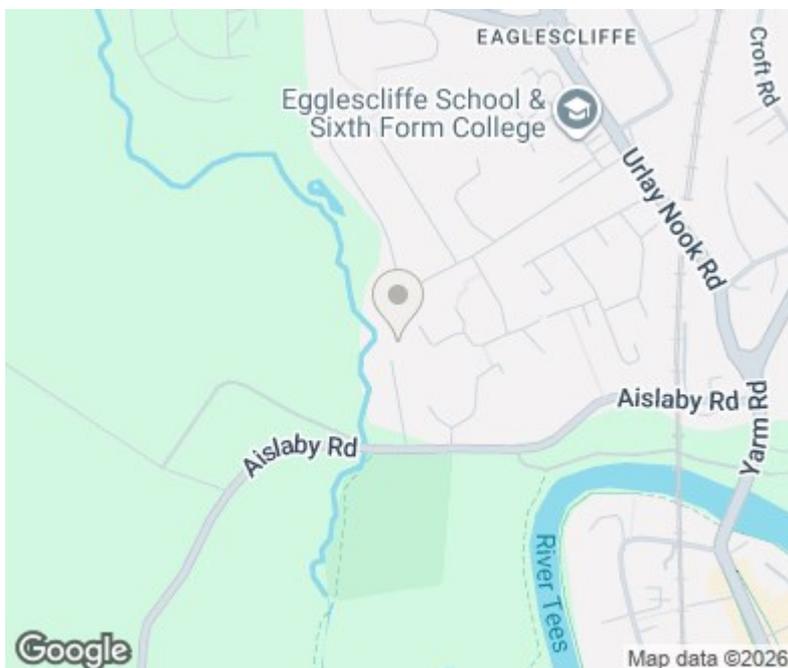




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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		73	81
	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.

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