GowlandWhite



Aislaby Road, Eaglescliffe, TS16 0JJ

Set back from Aislaby Road along a private driveway, just a few minutes' walk from Yarm High Street and within easy reach of reputable primary and secondary schools. Eaglescliffe train station, the A66 and Teesside International Airport are all nearby, whilst the Teesdale Way offers scenic walks along the River Tees.
The grand entrance hall features a central oak staircase and polished tile flooring, setting the tone for the exceptional accommodation within. Five beautifully appointed bedrooms each benefit from a private en suite. The master suite boasts a walk-in wardrobe, dressing room and luxurious en suite with freestanding bath, large separate shower and twin sinks. Bedroom two also features a dressing room and en suite, whilst bedroom three enjoys a four-piece en suite with bath, shower and twin sinks. Bedrooms four and five are served by stylish en suites.
An impressive first-floor landing provides a generous reading and relaxation area. The lounge extends over 25 feet, with feature bi-fold doors connecting seamlessly to the landscaped gardens. The show-stopping kitchen features a part-copper central island and breakfast bar with twin sinks, alongside an extensive range of integrated appliances, including two ovens, microwave, induction hob, warming drawer, dishwasher, fridge with water filter, freezer with ice dispenser and large wine cooler. A matching utility room and formal dining room complete the space.
Bi-fold doors open from the kitchen onto a superb entertaining terrace, featuring covered seating and a covered barbecue area. Further accommodation includes a family room with bi-fold doors to the garden, a dedicated study and two additional WCs.
The vendors would consider part exchange for a smaller property, offering an exciting opportunity for those looking to upsize to this exceptional home.

£1,195,000

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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 14'1" (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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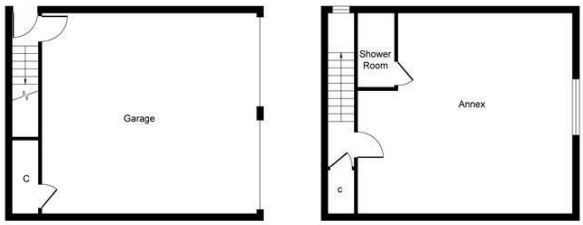
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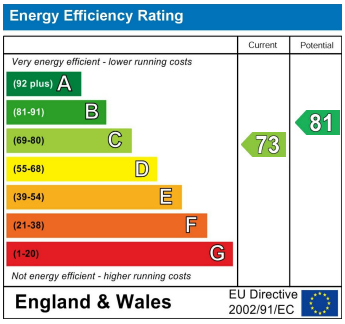
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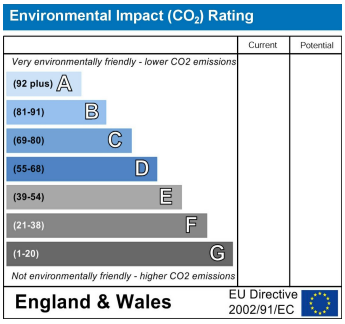




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction 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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VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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