



A unique opportunity to own the home of your dreams!

We strongly believe this truly outstanding barn conversion extending to around 6600 square feet, will be one of Teesside's finest homes on completion.

The property occupies a wonderful, elevated plot of around 1.3 acres, with breathtaking, panoramic views over open countryside and the river below.

There is also the option to purchase an additional 37 acres of land, if required.





This outstanding home is located at the edge of the sought after village of Aislaby, which is just over one mile from the historic town of Yarm, with its highly regarded schooling and cosmopolitan High Street.

The conversion is being carried out by the highly respected TC Developments Ltd, who have a reputation for building some of the most impressive homes in the North East of England.

We expect the property be ready for completion around October 2026 and if reserved early in the build process, buyers will have the opportunity to personalise some of the bespoke fittings, over and above the planned specifications.

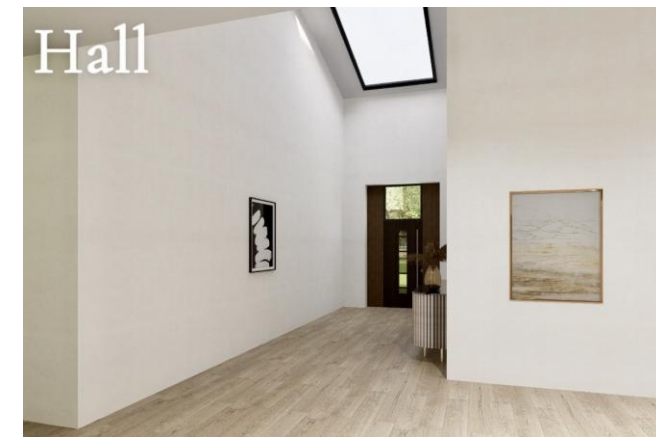
Features include;

- 6600 sq. ft of living accommodation
- 1.3 acre site with option to buy a further 37 acres
- 5 Large Double Bedrooms
- 5 Bathrooms
- 3 Reception Rooms including Cinema Room
- Open Plan Kitchen/Dining/Family Area
- Comprehensive security system with CCTV
- Crittall style double glazed windows with solar reflective glass
- Air source heat pump
- Underfloor heating
- EV car charger
- Mill Board cladding
- Electric gates
- Zinc roof

Tenure - Freehold

Council Tax Band - TBC

VIEWING: By appointment through our Yarm office on Tel: **01642 788878**



Bedroom 1



Bedroom 2



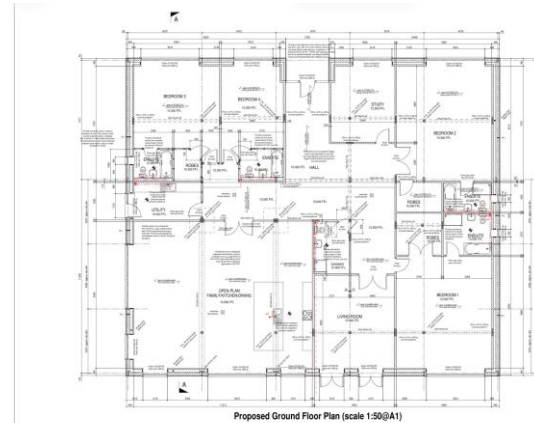
Bedroom 3



Bedroom 4

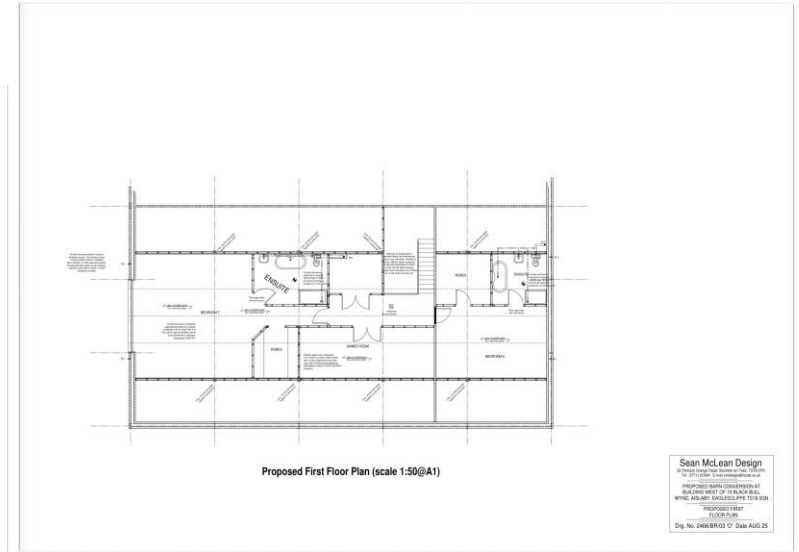


The Barn, Black Bull Wynd, Eaglescliffe, Stockton-on-Tees, TS16 0GN



Proposed Ground Floor Plan (scale 1:50@A1)

Sean McLean Design
Architectural & Planning
Proposed Barn Conversion
170-172 High Street, Middlesbrough
Middlesbrough, Cleveland
Proposed Ground Floor Plan
Dwg No. 2488B/01 © Sean McLean 2025



Proposed First Floor Plan (scale 1:50@A1)

Sean McLean Design
Architectural & Planning
Proposed Barn Conversion
170-172 High Street, Middlesbrough
Middlesbrough, Cleveland
Proposed First Floor Plan
Dwg No. 2488B/01 © Sean McLean 2025

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Billingham. TS23 2LY.
Tel: **01642 955140**

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Ingleby Barwick. TS17 0WA.
Tel: **01642 763636**

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Tel: **01642 285041**

Eston
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Tel: **01642 955180**

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Nunthorpe. TS7 0JS.
Tel: **01642 955625**

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