



The Old Boathouse, Castle Wharf, Berkhamsted

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# Summary of accommodation

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A delightful and unique four bedroom property situated alongside the Grand Union Canal and set within an attractive conservation area.

Entrance hall | Utility room | Principal bedroom with two en suite bathrooms and dressing room | Two family bathrooms  
Bedroom two with an en suite | Lift | Kitchen/dining room  
Living area | Bedrooms four and five

Boathouse | Store room | Terrace



**Guide price:** £1,995,000

**Tenure:** Freehold

**Local authority:** Dacorum Borough Council

**Council tax band:** G





## The Old Boathouse

This modern home has been expertly designed and boasts in the region of 3,783 square foot of internal living accommodation. In addition to the incredible living space in the main home, attached to it is a large boathouse with full permission for conversion into residential living space, allowing for a home studio/office, extra bedrooms, additional living space, garage, and so on. The boathouse can also be connected to the main house internally, and it faces onto the canal with three very large steel-framed windows and shutters, offering both security and privacy.

Heading into the main house you are drawn into a superb hallway which can double-up as a quiet seating area with a door to the side.

The accommodation on the ground floor includes a utility room, bedroom with en suite, family bathroom and principle suite with two en suite bathrooms and a 13ft dressing room. You have direct access from the main bedroom and entrance hallway onto a private terrace which runs the length of property with an attractive pergola over a peaceful section area.

Heading upstairs you can take either the staircase or passenger lift. On arrival at the first floor you will find the main living space of the house with a bright open plan kitchen/dining room which opens into the living area. This incredible space is flooded with natural light from windows all around and further complemented by a wraparound decked terrace which gives elevated canal views.

The kitchen benefits from a range of high end Neff appliances including oven, grill, microwave, coffee machine and warming draw. For the wine drinker there is a Miele wine fridge integrated at ground level. The living space offers a cosy retreat and spans the full depth of the property with views.

Heading to the top floor by stairs you have the final two bedrooms and guest showroom.







A unique property situated alongside the Grand Union Canal.

## Grounds & Location

This unique property sits alongside the Grand Union Canal and is set within this attractive conservation area. The Old Boathouse is perfectly situated in the heart of Berkhamsted close to the boutique independent shops and cafe's, as well as the larger superstores such as Waitrose. Located only 0.3 miles away is Berkhamsted Railway Station providing direct access into London Euston in just over 30 minutes.

The property which lays right on the canal with private gated access is shared with just one other property and benefits from ample parking for several family sized cars and its own private mooring.

There is an excellent choice of schooling in the area, which include but are not limited to Berkhamsted Independent School, Swing Gate Infant School and Nursery, Victoria Church of England Infant and Nursery School and Ashlyns School.

(All distances & times are approximate)

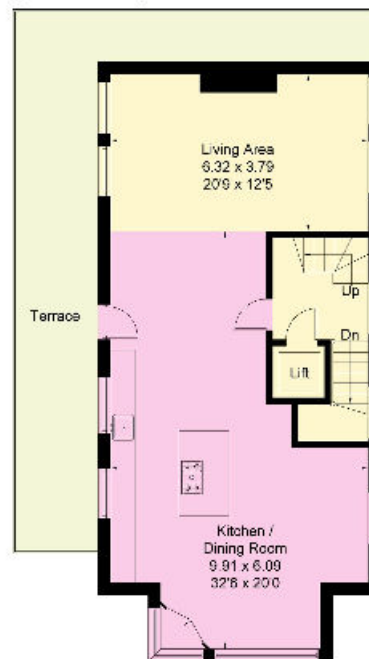


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

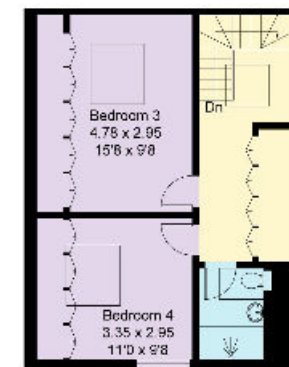
Approximate Area  
 Ground Floor = 103.3 sq m / 1113 sq ft  
 Boathouse = 114.4 sq m / 1231 sq ft  
 First Floor = 82.2 sq m / 885 sq ft  
 Second Floor = 51.5 sq m / 554 sq ft  
 Total = 351.4 sq m / 3783 sq ft



Ground Floor



First Floor



Second Floor

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