



The Old Boathouse, Castle Wharf Bridge Street

Guide Price £1,750,000

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The Old Boathouse

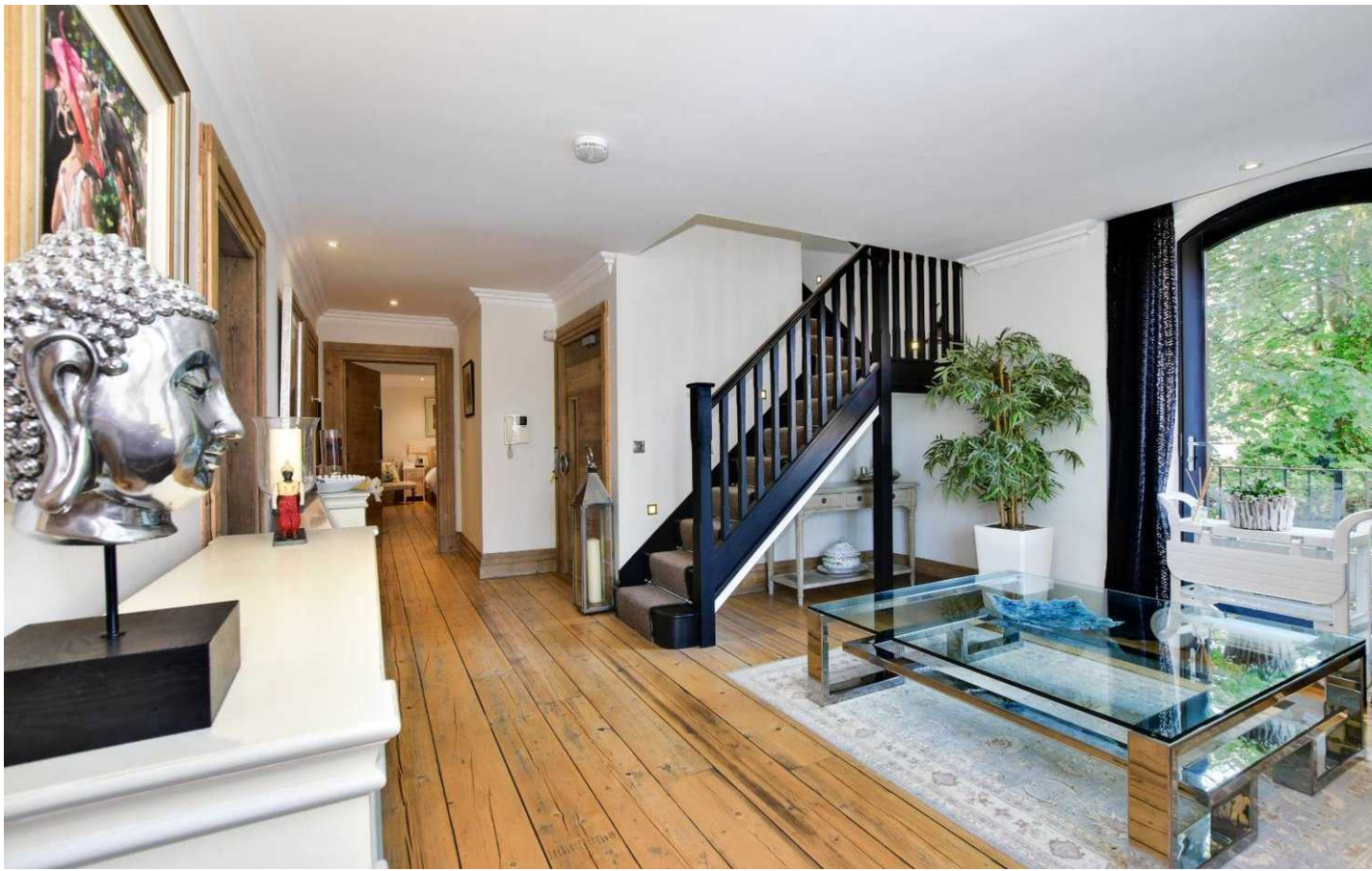
Castle Wharf, Bridge Street, Berkhamsted

PERMISSION GRANTED TO CONVERT BOATHOUSE TO FURTHER LIVING ACCOMMODATION.

A rare opportunity to purchase this individual family home, sat on the banks of the Grand Union Canal, within a few minutes' walk of Berkhamsted High Street. With almost 4000sq/ft of accommodation, arranged over 3 floors, it has been fitted to a high specification and is tastefully decorated throughout.

A spacious entrance hall welcomes you in to the house and from here you access the utility room, family bathroom and 2 of the bedrooms, including the master suite, which is a lovely spacious room with newly fitted en-suite and walk-in wardrobe. There is also lift access from this level to the first floor, which is solely occupied by a beautiful and bright open-plan kitchen/living/dining space, ideal for entertaining and family living. The kitchen itself is fitted in a tasteful dark blue design with stylish black natural stone worktops and a full range of integrated appliances. The triple aspect windows flood the room with light, with a Juliet balcony towards the front of the property and there is also access out to a roof terrace which overlooks the Canal. Stairs rise again to the second floor where there are 2 further double bedrooms, both serviced by a further bathroom with walk-in shower. In addition to the main house, there is a substantial converted boathouse with slip way leading down to the private mooring. This large, open space has been renovated by the current owners and the large windows that look over the canal have electric shutters for added security. Externally, you access the property via the gated entrance and benefit from plenty of off street parking. In addition to the roof terrace is a charming and secluded courtyard style garden with covered seating area.

Viewing of this property is highly recommended to appreciate the quality and space that it has to offer.



The Old Boathouse

Castle Wharf Bridge Street, Berkhamsted

Berkhamsted is a historic market town surrounded by attractive Chilterns countryside, with the High Street offering a wide variety of shopping facilities, restaurants and bistro bars. The town provides excellent educational facilities for all age groups, in particular the renowned Berkhamsted Collegiate School for both boys and girls. For the commuter, there is easy access to the A41 bypass, providing a fast link to both the M25 & M1 motorways, and the mainline railway station offers a frequent service into London, Euston.

DACORUM BOROUGH COUNCIL

Council Tax band: G

EPC Energy Efficiency Rating: C



- PERMISSION GRANTED TO CONVERT THE BOATHOUSE TO FURTHER LIVING SPACE
- 4 Bedrooms and 5 Bathrooms
- No upper chain
- Separate converted boathouse with private mooring
- Canalside property
- Gated access
- Open-plan kitchen/living/dining space
- Within a couple of minutes walk from Berkhamsted High Street
- Courtyard garden and roof terrace
- High-spec fittings throughout



In accordance with the Estate Agents Act 1979 we are required to declare to prospective purchasers that the Vendors of this property are related to an employee of Proffitt & Holt Partnership.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

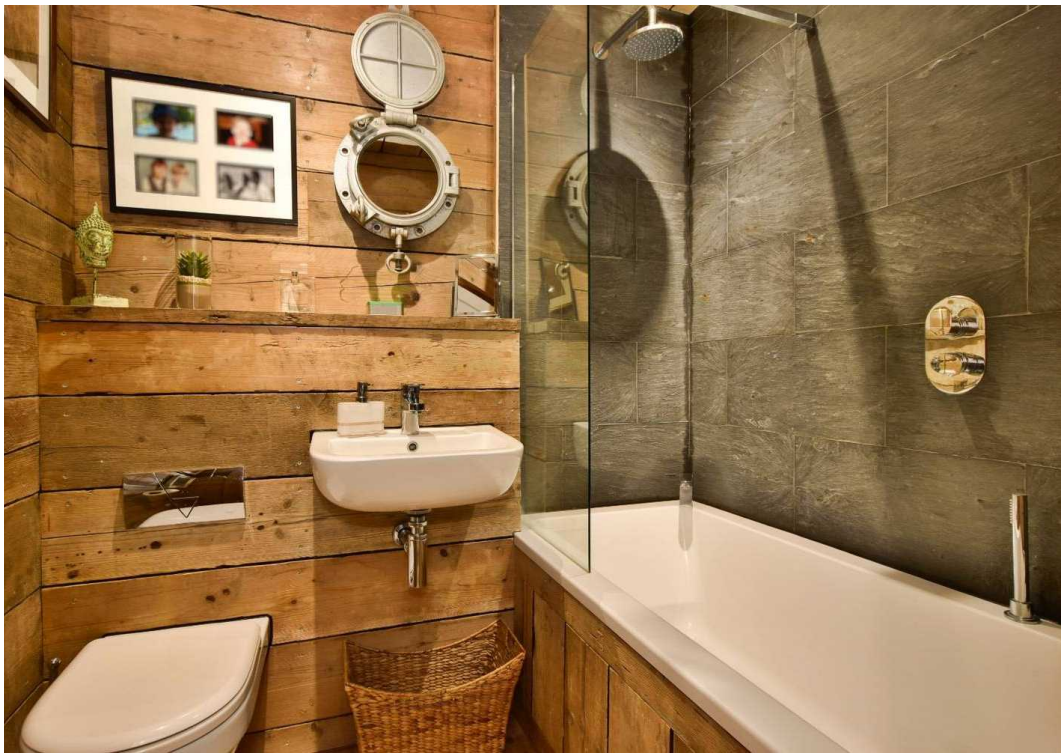
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

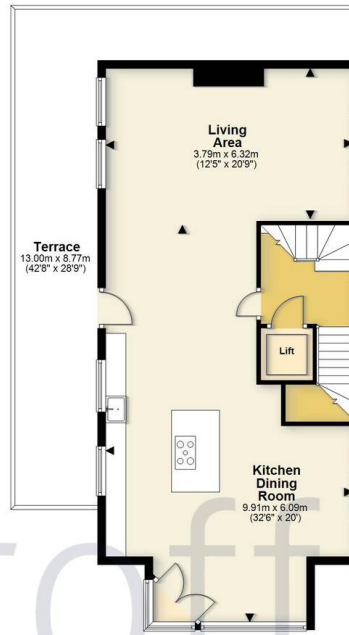
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







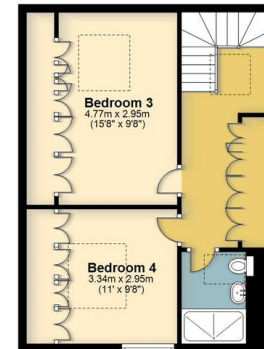
First Floor
Approx. 80.9 sq. metres (870.5 sq. feet)



Ground Floor
Approx. 219.5 sq. metres (2362.2 sq. feet)



Second Floor
Approx. 81.1 sq. metres (849.9 sq. feet)



Total area: approx. 351.4 sq. metres (3782.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanItUp.





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