



LOCK 42



ON THE CANAL

• A BESPOKE HOME •



Bulbourne, Tring



Where the Water Leads

There are homes with a view, and then there are homes where the view becomes part of everyday life.

Set beside the Grand Union Canal, with the water passing quietly in front and open countryside stretching beyond, Lock 42 is a truly individual four-bedroom home offering character, tranquillity and an extraordinary connection with its surroundings.

Lovingly extended and improved by its current owners, the property provides generous and wonderfully flexible accommodation arranged across three floors. Period character sits comfortably alongside thoughtful modern additions, creating a home that feels warm, distinctive and deeply personal.

Morning coffee beside the canal, long lunches on the decking and peaceful evenings watching the light move across the water all form part of life here. This is more than a house beside the canal; it is an opportunity to embrace an entirely different pace of life.





Where Inside Meets Out

The sitting room has a wonderfully direct connection with the outside, with windows wrapping around the space and double doors opening onto the decking and seating area beyond.

From here, the garden and stream become part of everyday life a place to sit with morning coffee, step outside on warm afternoons or simply watch the seasons pass from the comfort of the room.

Spring greenery, long summer evenings, autumn colour and quiet winter mornings all become part of the outlook, giving the space a constantly changing character and a genuine sense of living alongside the landscape.





The Rhythm Of Daily Life

The heart of Lock 42, the kitchen and breakfast room feels reassuringly established - a space shaped around the way a home is genuinely lived in.

Traditional cabinetry is paired with open shelving, a plate rack and rich timber surfaces, while the substantial range cooker forms the working heart of the room. Terracotta flooring introduces warmth underfoot and gives the kitchen a timeless quality that feels entirely at home within the building.

Positioned to remain connected to the setting, the room invites the canal and garden into everyday moments. Morning coffee, something slowly cooking on the range or a quiet pause at the breakfast table all feel more memorable with the landscape just beyond.

Nothing here feels overly styled or temporary. It is warm, practical and full of personality - a kitchen with atmosphere rather than simply appearance.





The dining room feels wonderfully intimate, with exposed beams, patterned walls, quarry tiled floors and the warmth of natural timber creating a richly layered setting.

Generous proportions allow for a substantial table, making this a room equally suited to relaxed family meals, long Sunday lunches and more considered evenings with friends. There is a sense of warmth here that encourages people to linger, with the character of the room becoming part of the occasion itself.

Its close connection with the kitchen makes entertaining feel effortless, allowing conversation to continue while supper is prepared and giving the whole space an easy, sociable rhythm.



*No matter what time of day it
is this is where we end up. It
just draws everyone in
without trying.*





Rooms By The Water

Two beautifully proportioned reception rooms enjoy serene views across the canal, creating spaces designed for slowing the pace of life. One offers an elegant sitting room for quiet evenings, while the other provides a warm and relaxed room for entertaining, reading or simply watching the boats drift past.

Throughout these spaces, character and comfort sit naturally together. Soft natural light, open outlooks and richly individual interiors give each room its own atmosphere, from bright summer reflections on the water to cosy winter afternoons beside the fire.





A Space Above It All

The first of the home's bedrooms offers a calm and restful retreat, positioned to the rear of the house with views across the stream and open countryside beyond.

Soft natural light and the far-reaching outlook create a genuine sense of escape, while generous proportions allow the room to feel comfortable and unhurried. The individuality found throughout Lock 42 continues through its choice of colour, texture and characterful detail.

A second double bedroom is also found on this floor, providing an equally inviting setting for family or overnight guests. Together, the two rooms offer beautifully balanced accommodation, each carrying the warmth, character and tranquillity that define the home.

A recently updated contemporary shower room serves this level, providing a clean and considered contrast to the more traditional elements of the house.





Spaces That Evolve With You

The upper floor feels wonderfully removed from the rest of the house, creating a private and peaceful retreat overlooking the canal.

The principal bedroom is a particularly special space, generous in scale and positioned to make the most of its waterside outlook. From here, the canal becomes part of the room itself, with passing boats, reflections on the water and the changing seasons providing an ever-evolving backdrop. There is a real sense of seclusion here quiet, elevated and completely removed from the pace of everyday life.

A second large double bedroom enjoys the same outlook, offering equally impressive accommodation for family or guests. Its proportions allow it to feel far more than simply a spare room, with space to create a comfortable and deeply restful retreat of its own.

Together, these rooms give the upper floor a wonderfully self-contained feel, while an additional bathroom completes the level. It is an arrangement that feels private, generous and entirely in keeping with the unique way of life that defines Lock 42.





The rear garden at Lock 42 has been thoughtfully shaped around its charming stream, creating a series of relaxed outdoor spaces that feel entirely at home within the surrounding landscape.

A choice of seating areas is positioned on the house side of the water, offering inviting places for outdoor dining, entertaining or simply enjoying the peaceful setting. Established planting softens the boundaries, while the gentle movement of the stream brings a calming presence to the garden.

A small bridge crosses the water to a productive allotment area beyond, where fruit trees add to the garden's rural character and provide a wonderful connection to the seasons. It is a setting designed for both relaxation and cultivation private, practical and beautifully connected to nature.

Lock 42



*We have spent so many evenings out here
watching the light move across the
canal. It is the part of the house we
will miss most.*

From above, the setting of Lock 42 reveals itself in full a remarkable position surrounded by water, open countryside and an ever-changing patchwork of green.

The canal winds quietly past the house, while lakes, meadows, mature woodland and distant fields stretch across the landscape beyond. It is a setting that feels wonderfully secluded and deeply connected to nature, with space, light and far-reaching views in almost every direction.

Despite this sense of escape, Tring and its mainline station remain within easy reach, allowing Lock 42 to offer something increasingly rare a genuine countryside lifestyle without feeling disconnected from everyday life.



A Story Written In Water

For more than two centuries, this stretch of canal has shaped the landscape around Bulbourne. Lock 42 sits within the historic Marsworth flight, close to the summit of the Grand Union Canal and surrounded by countryside that remains wonderfully connected to its working waterways.

The journey home is part of the experience. Following the towpath towards Lock 42, the world behind begins to fall away, replaced by the gentle movement of water, birdsong and the quiet rhythm of the countryside.

With every step, the surroundings become more peaceful and the anticipation builds, until the house comes into view beside the canal a wonderfully memorable arrival and a fitting introduction to the lifestyle that awaits.

This is a home defined by its relationship with the canalnot simply overlooking it, but belonging to its landscape. Character, flexibility and thoughtful improvements come together with quiet confidence, creating a way of life that is increasingly difficult to find.



Lock 42 forms part of the Marsworth flight on the Grand Union Canal. Bulbourne and the junction with the Wendover Arm lie just beyond, placing the house within one of the area's most distinctive and historic canal landscapes.





Total: 1578 sq. Ft, 174 m2
 Basement: 766 sq. Ft, 71 M2, Ground Floor: 690 sq. Ft, 64 M2, 1st Floor: 422 sq. Ft, 39 m2
 Excluded Areas: Porch: 16 sq. Ft, 2 M2, Storage: 184 sq. Ft, 17 M2, Fireplace: 22 sq. Ft, 2 M2,
 Low Ceiling: 97 sq. Ft, 9 M2, Walls: 186 sq. Ft, 16 m2



Finer Details



- Historic canalside home beside Lock 42
- Four bedrooms
- Two bathrooms, including a contemporary shower room
- Two reception rooms
- Rear garden with a stream and waterside seating
- Private bridge leading to an allotment and fruit trees
- Direct access to the Grand Union Canal towpath
- Two reserved spaces within the residents' car park
- Peaceful semi-rural setting close to Tring

Where Do You Go When You Need... Ask the Owners



LOCAL SCHOOLS:
 Tring at all levels and in catchment for Aylesbury Grammar schools.
 12 min drive



PUBLIC TRANSPORT:
 Tring Station
 8 mins drive



BEST WALKS:
 The Grand Union Canal Towpath
 On the doorstep



PUB:
 The Grand Junction Arms
 8 min walk



PINT OF MILK:
 Co-op, Silk Mill Way, Tring
 5 min drive



PLACE TO EAT:
 Crockers, Tring High Street
 7 min drive



GYM:
 Physique Fitness 7 min drive



PLACE OF INTEREST:
 Natural History Museum at Tring
 7 min drive



TAKEAWAY:
 Mela, Aston Clinton
 10 min drive



CHEMIST:
 Pyramid Pharmacy, Tring High Street
 7 MINS DRIVE

LOCK 42

Lock 42, Bulbourne, Tring, Hertfordshire



DISTINCTIVELY
BRIONS

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