



## The Boat House, Newcastle Road, Stone, ST15 8LD



**Asking Price £665,000**

A Stylish Townhouse in the Heart of Stone. The Boat House presents a unique opportunity to acquire an historic property which offers the perfect blend of modern living and period charm and is ideally located just a short stroll from the canal towpath and the vibrant town centre. Thoughtfully designed and beautifully presented, this townhouse offers a lifestyle as much as a home, offering spacious, adaptable accommodation to modern family living. One of the standout features of this home is the impressive cinema room and bar in the cellar, ideal for entertaining guests or enjoying a cosy night in. This unique space adds a touch of luxury and fun. Step outside and the adventure continues, the house enjoying a large private garden with oodles of space for outdoor living and the most impressive outside kitchen this side of Bondi. A truly fabulous family home for those of you seeking something with that 'je ne sais quoi'.





#### Entrance into...

#### Dining Hall

A truly welcoming dual-purpose reception area featuring a solid oak front door and attractive wooden block flooring. Half-glazed pitch pine doors lead to the sitting room, kitchen, and staircase. There's a recessed alcove with a built-in china cupboard, along with windows to both the front and rear providing excellent natural light. Radiator.

#### Inner Hall

Black & white chequer pattern ceramic tile floor. Access to cellar

#### Cloaks & WC

White period style suite with WC and wash basin. Wood panelled walls to half height and tiled floor matching the inner hall.

#### Lounge

A large, sunny reception room with windows to the rear and side, and French doors opening onto the patio area—perfect for enjoying the garden. Features a chimney breast with wooden mantle, raised hearth and wood burning stove. TV aerial point and Sky connection. Two radiators. Plantation shutters to the windows. Part-glazed door leading through to the study.

#### Study / Den

A very cosy living room, ideal as a children's den or comfortable home office. Features a wooden floor and a window overlooking the rear of the house. The chimney breast includes built-in storage cupboards and shelving within both recesses. A period-style fireplace with a stone surround, cast iron grate, and open fire adds charm and character (NB: chimney capped). Plantation shutters. Radiator.

#### Dining Kitchen

A spacious family kitchen with ample room for a large dining table. Fitted with an extensive range of traditional-style cupboards featuring painted wooden doors in cream and verde de terre, complemented by contrasting black granite work surfaces. Includes a matching dresser unit with glass-fronted china cabinet and coordinating corner cupboard. Feature inglenook houses a Leisure dual-fuel range cooker, with a fully integrated dishwasher and refrigerator. A Belfast ceramic sink with chrome taps sits beneath windows to both the front and rear, allowing excellent natural light. Tiled floor and part-tiled walls. Radiator.

An adjoining hallway provides access to the utility room and garage, and includes a staircase leading to the annexe bedroom.

#### Laundry

The laundry features a range of wall and base cupboards matching the kitchen, with work surface and inset sink unit. Plumbing for washing machine and space for a dryer. Wall mounted gas fired central heating boiler.

#### Cinema Room & The Local

The cellar has been imaginatively re-created into a stunning cinema room with adjoining cellar bar. The cinema room has a fitted projector and Bose sound system and the separate bar is well....just like your favourite local pub with bar, tables and stillage. Wood effect flooring throughout, vaulted ceiling & faux exposed beams. Radiators.

#### Landing

Access hatch to loft space which is boarded throughout.

#### Main Bedroom

A comfortable and spacious main bedroom with windows to the side and rear of the house. Wooden floor throughout and exposed brick chimney breast.

Adjoining dressing area with hanging space and shelving.

#### En-Suite Shower Room

Super-stylish en-suite shower room featuring a walk-in shower enclosure with thermostatic rain shower, wash bowl on wall hung vanity unit and WC. Ceramic wall tiling and decorative tile floor. Chrome heated towel radiator. Window to the front of the house.

#### Bedroom 2

Double bedroom with built-in wardrobes and wood effect floor. Window to the front of the house with plantation shutter.

#### Bedroom 3

Double bedroom with window to the rear of the house overlooking the garden. Built-in wardrobes to one wall.

#### Bedroom 5

Cosy single bedroom with window overlooking the garden.

#### Guest Bathroom

A fabulous traditional-style bathroom fitted with a classic white period suite comprising a roll-top bath with ball and claw feet and a chrome Victorian-style mixer shower attachment, pedestal wash basin, and WC. Chrome heated towel radiator and full-height wood-panelled walls add to the room's timeless appeal. Inset low-voltage ceiling lights and a skylight provide a bright and welcoming atmosphere.

#### Annexe

Access to the annexe accommodation is from a separate staircase off the kitchen.

#### Landing

With Velux roof light & eaves storage.

#### Bedroom

A cosy bedroom ideal for guests or as a private retreat for teenagers looking for their own space. Features sloping ceilings with a roof light and a side window providing plenty of natural light. Eaves storage cupboards, inset ceiling lights, and radiator.

#### Shower Room

Fitted with a white suite comprising a glass shower enclosure with electric shower, pedestal wash basin, and WC. Part ceramic-tiled walls, Velux roof light providing natural light, and radiator. Access through to a useful attic storage area.

#### Outside

The Boat House occupies a wonderfully convenient position, less than five minutes' walk from Stone town centre and just a short stroll from the Trent & Mersey Canal, providing easy access to beautiful country-side walks.

The property is set within large, mature gardens that are a true delight—immaculately maintained and offering exceptional privacy from neighbouring houses. The gardens are mainly laid to lawn with well-established shrub and flower borders and a variety of mature trees. A formal garden area features neat box hedges, a gravel pathway, and a wooden pergola, while a charming paved patio provides an intimate spot for outdoor dining. An additional patio in the walled garden adjoins the sitting room, creating a lovely suntrap.

The entertaining possibilities continue outside with a remarkable covered outdoor kitchen and party room, complete with heating and lighting. Features include a brick-built kitchen counter with granite worktop, a built-in BBQ and pizza oven, and a chimney breast with open fire—perfect for year-round gatherings and alfresco dining.

To the front, a tarmac driveway offers parking for several vehicles and leads to an attached double garage with up-and-over door.

#### General Information

Services Mains gas, water, electricity & drainage. Gas central heating.

#### Council Tax Band

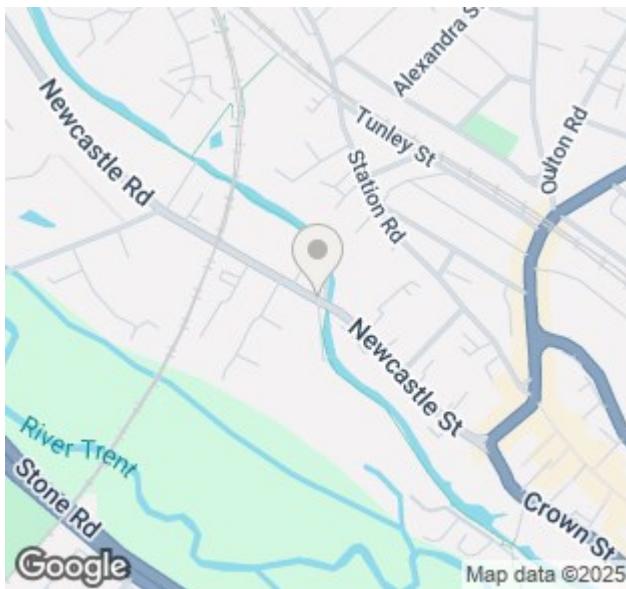
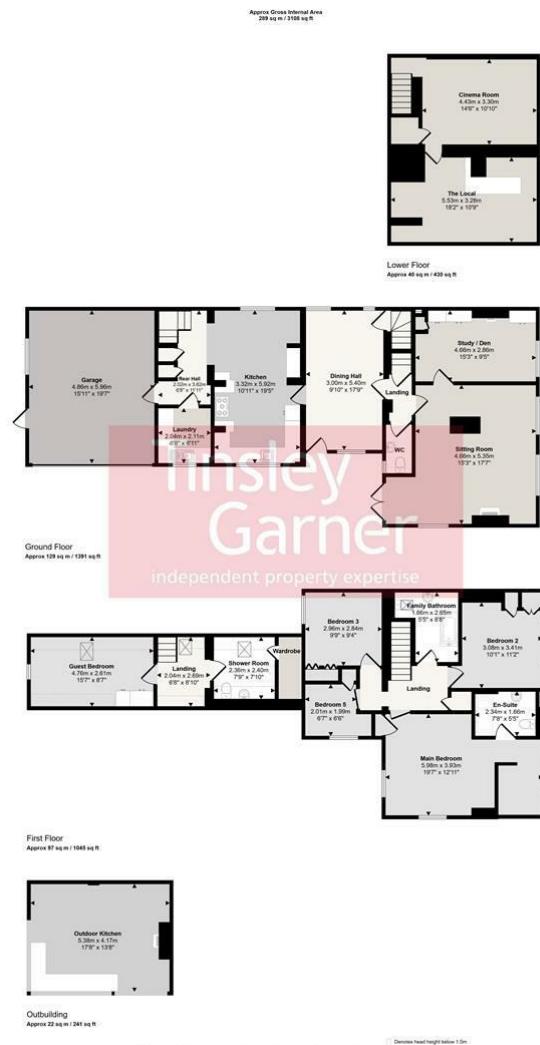
#### Tenure freehold

#### Viewing by appointment.

For sale by private treaty, subject to contract.

Vacant possession on completion.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	