



Historic canal side property

The Boatyard, Boatyard Lane, Barlaston, Stoke-on-Trent, ST12 9DJ

Freehold



This incredibly rare property with a private dock situated on private land • 180ft of Moorings for further Narrow Boats • A wonderful four bedroom family home with a stunning Green Oak garden room • Extremely useful workshop with roller shutter door • Heated garage with double doors, workshop and office/games room above • Wonderful mature gardens

Location

The Boatyard which was originally the 18th century Blacksmiths Cottage and historic dry dock is approached down a private lane with electrically operated gates, which opens into a canal side frontage. Situated on the edge of the village of Barlaston where there are 2 pubs, a Golf Club with Trentham and Trentham Park just down the road, Trent & Mersey Canal, World of Wedgwood, Trentham Estate, Alton Towers, and a selection of cycling and walking routes. The area is surrounded by countryside including the Barlaston Downs National Park.

Shopping facilities can be found locally in the village, and nearby Trentham Shopping Village and in the canal market town of Stone, approximately 4 miles and Newcastle-under-Lyme, approximately 9 miles. There are also an excellent range of private and state schools including Barlaston First Primary, St. Dominics Priory, Edenhurst Prep School, Alleyne's High School, Yarlet and Newcastle Grammar School.

Communications links in the area are very good. The A34, M6, A50 to Derby and the M1, provide excellent connections. By rail there are main line trains to London Euston taking

approximately 78 minutes from Stafford and 40 minutes from Stoke to Manchester.

Barlaston has good access to three Airports, Manchester and East Midlands about 40 miles and Birmingham about 50 miles.

Accommodation

The Boatyard is an extremely rare find and is a particularly appealing house, especially to those who have an interest in the canal network or own and have an interest in Narrow Boats. The house was originally the Blacksmiths cottage and has been owned by the current occupiers for over 25 years. The house is well known to those who travel on the Trent & Mersey Canal, not only for its wonderful position but its rare private dock, which is a restored historical feature. It is part of a group of late 18th century canalside buildings and former dock at Barlaston Boatyard. The site is included in the Trent & Mersey Canal Conservation area.

The Boatyard is a charming characterful property, which is immaculately presented. The house has wonderful warmth to it, flows very well and is the perfect family home which offers in plenty of natural light and has ample storage space. Many of the bespoke handmade fitted units are





made from Ash and Oak which were made locally.

The front door opens into a hallway with a door to the left leading into an office with fitted oak units and a good sized desk. The kitchen is to the right of the hallway and has fitted units, granite worktops and a bench style seating and table. The Stanley gas fired stove is used for Cooking, Heating and Hot Water. There is a fabulous larder fridge fitted in the corner.

The superb drawing room may be accessed via the main hallway or via the rear hallway. There are large double glazed windows across the back of the room, allow in plenty of natural light and offer a fabulous view over the garden. There is a large inglenook fireplace with an Eco boiler wood burner which also heats the whole of the house.

Adjoining the drawing room is the fabulous Green Oak garden room, which can be separated by built-in sliding doors. The garden room is a wonderful addition having only been replaced about five years ago and offers views over the garden and the canal. There are solar powered electric Velux windows, remote control built in blinds and doors leading out to the garden. The room offers a real lifestyle and there is ample room to seat at least twelve people, for dining. The garden room also provides access to the kitchen.

The utility room and boot room provides plenty of storage space with large bespoke Ash, handmade storage units. There is a door leading outside and a room off

which has further storage and could serve as a pantry. There is also a separate WC.

On the first floor is a double bedroom which is double aspect and looks out over the canal. There are fitted wardrobes and a dressing table, built in. Also to the front of the house is a further double bedroom with built in wardrobes and dressing table, with a further bedroom adjoining.

To the rear of the house is the principal double bedroom with a dressing room off and clothes hanging space. There is a family bathroom with built in units and an airing cupboard which also accommodates the central connecting point (Dunsley Neutraliser) for the Stanley boiler, wood burner and Solar water panels on the south facing house roof. There is also a separate shower room with a vanity sink unit and WC.

Outside

To the front of the house is a York Stone paved parking area, overlooking the canal. To the side of the house, large double doors lead into what was the original smithy and is a covered area suitable for BBQ's or for hanging washing. A courtyard leads into the garage which offers a wonderful space with an extremely well organised workshop to the side. Stairs lead to a first floor which would be suitable as a home office, gym or games room. There is heating in the garage which means there could be potential for conversion to an annexe with the correct planning permission.





Off the garage a door leads to a fantastic steel framed insulated shed which has log storage, workshop area and roller shutter doors which provides access for vehicles from the lawn area, part of which has been reinforced to allow all weather access. The shed has 16 solar panels on its roof which produce electricity.

The private dock is situated to the front of the lawn area and has a mains water and electricity supply. It provides mooring for two Narrow Boats and is closed off by stop planks which are lifted by the crane.

The gardens are mostly laid to lawn with decorative lock gates in keeping with the canal theme.

Directions

Travelling from Junction 14 of the M6, take the A34 heading north, travel along the A34 Stone bypass, and Barlaston is signposted on the right hand side. On turning right, follow the signposts into the village. Continue onto Station Road, before turning right onto Boatyard Lane, which is directly after the bridge. Continue down the lane until you reach the gates of The Boatyard.

Services

Mains water, electricity and gas. Private drainage. Solar photovoltaic panels. Solar thermal hot water system. Wood burner that also heats the hot water.

Local Authority

Stafford Borough Council.
Band E

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Brochure prepared March 2021
Photographs taken March 2021





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Approximate Area 240.4 sq m / 2587 sq ft (Excluding Archway)

Outbuilding 129.8 sq m / 1397 sq ft

Total 370.2 sq m / 3984 sq ft

Contact

Savills Telford

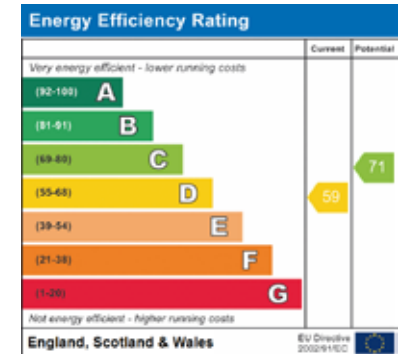
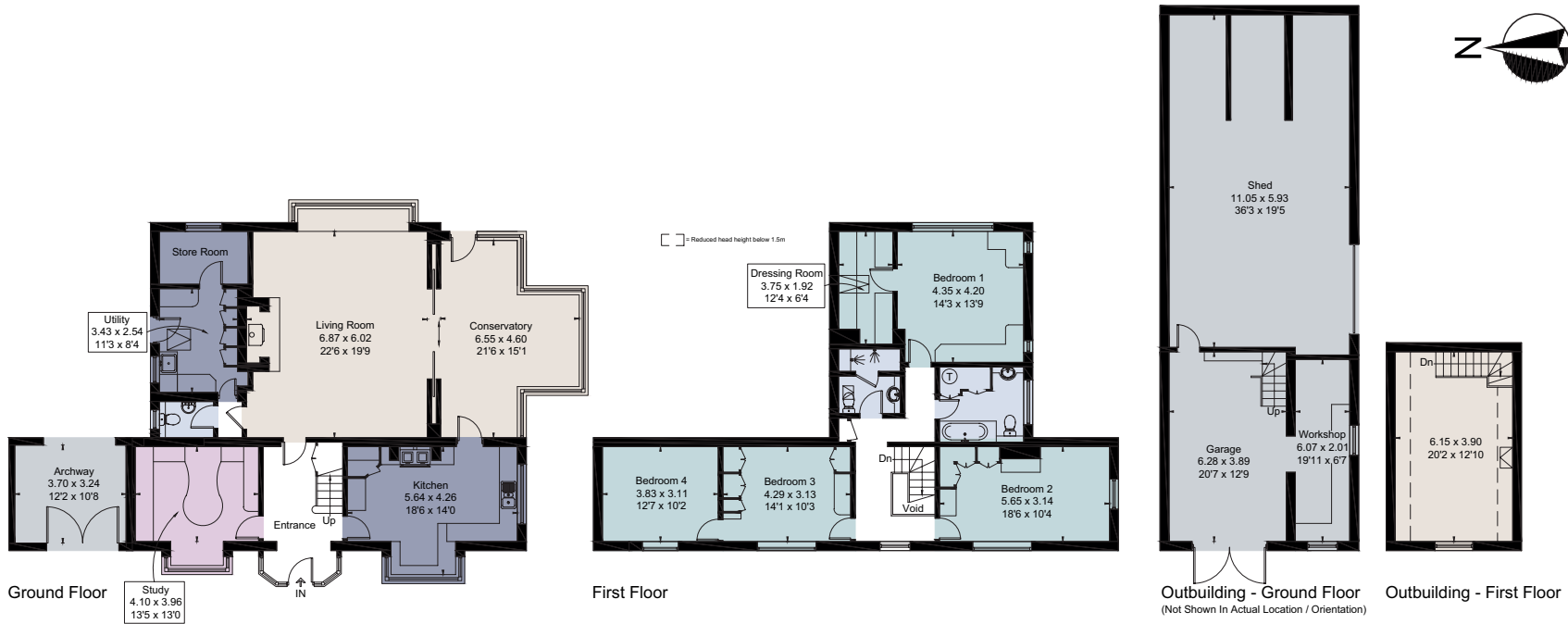
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