

Ray of Sunshine Ferry Quay | Woodbridge | Suffolk | IP12 1BW Guide Price £ 119,000





Ray of Sunshine

A rare opportunity to acquire a wide beam canal barge, positioned in a prime mooring location on Ferry Quay off the River Deben

This spectacular house boat is a replica of a 45ft. steel wide beam barge with a 10ft beam and flat bottom hull, built and designed in 2008 by JL Pinder & Sons of Worcestershire

Finished to a high specification both inside and out, she has been restyled by the previous owner with an extensive schedule of works carried out in 2016.

Located in a prime riverside setting, Ray of Sunshine provides a unique residence for those looking tranquillity whilst remaining in close proximity to the local amenities.

Front and rear decks provide outside living space and unrivalled waterside





RAY OF SUNSHINE

From the quay, the gangway leads to the bow with double casement doors opening onto a small wooden stair case leading down to the interior.

Sitting Room & Kitchen

Steps lead into the open plan sitting room and fitted kitchen, a light filled area with plenty of space for seating.

Cream shaker style base cabinets with dark wood effect worktops form the kitchen. Decorative tiles surround and shelving to the rear wall provides further storage. Appliances include the freestanding cooker, washing machine and fridge. Wood effect flooring flows the entirety of the interior







From the open plan kitchen and living area a passageway leads to

Bedroom One

A good-sized double bedroom with two porthole windows and double casement doors which open onto the fore deck allowing for plentiful light and views of the River Deben



Shower Room

The shower room consists of an enclosed electric shower, Johnson Shower sump with Whale Sensor A new Thetford Cassette toilet fitted in 2021, chrome heated towel rail, fully tiled with laminate flooring.

Bedroom Two

The second bedroom has space for a small single bed as well as space for further storage if required.



Heating

KABOLA oil-fired central heating system

The 500-litre tank costs approximately £300 a year to fill with red diesel.

Water

Fitted with a Surestop water switch to prevent flooding. An immersion heater operates when the central heating is not on.

Water comes from the Quay, no holding tank

Additional Information

In 2016 the hull was blasted, treated, and repainted with new anodes. The top of the vessel was also treated and painted.

New Smith air vents were fitted in 2019 by Suffolk Yacht Harbour.

Benefits from spray foam insulation.

Living costs as advised by the vendor

- Wharfage fees; £36 p/w
- Water & Sewage; £50 per quarter
- Electricity; £10 standing charge plus usage
- Wi-Fi; £15 p/m
- Parking; £13 p/w (space opposite the boat)

About The Area

Woodbridge is a much sought-after market town located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town is widely known for its' beautiful historic buildings and wide-ranging amenities which include a library, two theatres, a cinema, numerous sports facilities (including sailing, rowing, tennis, bowls, rugby, and football clubs), dentists and doctors' surgeries, and a selection of highly reputable schools

There are spectacular riverside walks from the heart of the town and Woodbridge is well placed for visiting some of the county's best-loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold, and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham, and the foot ferries at Bawdsey and Butley.

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.

Viewing strictly by appointment with Fine & Country Woodbridge - 01394 446007



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