



Bluebird
Ferry Quay | Woodbridge | Suffolk | IP12 1BW

Guide Price £ 195,000

FINE & COUNTRY

Bluebird



A rare opportunity to acquire a wide beam canal barge positioned in a prime mooring location on Ferry Quay off the River Deben, just a stones throw from the the bustling market town centre of Woodbridge.

This spectacular house boat was designed and built in 2013 as a replica of a 55ft by 12ft steel Dutch Barge designed - a stunning bespoke floating home that up until very recently was used as a Designer and Artists work space and full time home for the last several years. It also has the added benefit of having had detailed exterior work carried out in 2018.

Located in a prime riverside setting, Bluebird provides a unique residence for those looking for tranquillity, whilst remaining in close proximity to the local amenities. Whilst the rear deck provides outside living space and enjoyment of the unrivalled waterside views, there is further potential to erect railings to the front deck, thereby hugely increasing the open air space.



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From the quay, the gangway leads to the rear deck and door into the wheelhouse, with panoramic windows to enjoy the spectacular views and provide a useful study. Small wooden stair case bringing you into the lower main living and kitchen area.

Sitting Room & Kitchen

Steps lead into the open plan fitted kitchen, a light filled area with plenty of space for a kitchen island or breakfast table and chairs.



White shaker style base cabinets with wood worktops form the kitchen and a wall cupboard provides further storage. Appliances include the freestanding cooker, and built-in fridge with space and plumbing for a washer/dryer.

The Living area is a cosy but light filled space owing to the non-opening skylight above and plenty of windows along both sides of the boat. Lovely wooden built-in shelving useful storage and display space.









Bedroom One

Currently used as a separate living room, this is 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.



Bedroom Two

Another double bedroom, which the current Vendors use as their main bedroom, with two portholes and a lovely large window at the head of the bed, this room is filled with light. There is a bespoke built Captain's bed and drawer storage below, a good sized wardrobe and further storage cupboards, one of which has access to bilge, waste and oil tanks.



Shower Room

The shower room consists of an enclosed electric shower, 'Saniflo' macerator WC with holding tank and wash hand basin with built-in shelving. Two portholes at either end of the bathroom provide for excellent light and views whilst you shower.





Heating

Kerosene oil-fired central heating system.
250-litre tank. A standard combi 'Worcester' boiler supplies the hot water and heating through standard radiators.

Water

Water is connected by a pipe directly from the mains supply on the jetty in front of the boat.

Additional Information

Secondary glazing panels throughout.
Personal post box at the front of the jetty next to gate.
Benefits from spray foam insulation.
EER exempt.

Living costs as advised by the vendor

- Wharfage fees; £213 per month
- Parking; £13 per week (if arranged with quay)
- Council Tax; Band A - East Suffolk £ 1377.08 (23/24)

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

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.



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