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# AVAIL & SAXON REACH

NEW QUAY LANE, WOODBRIDGE IP12 1BJ

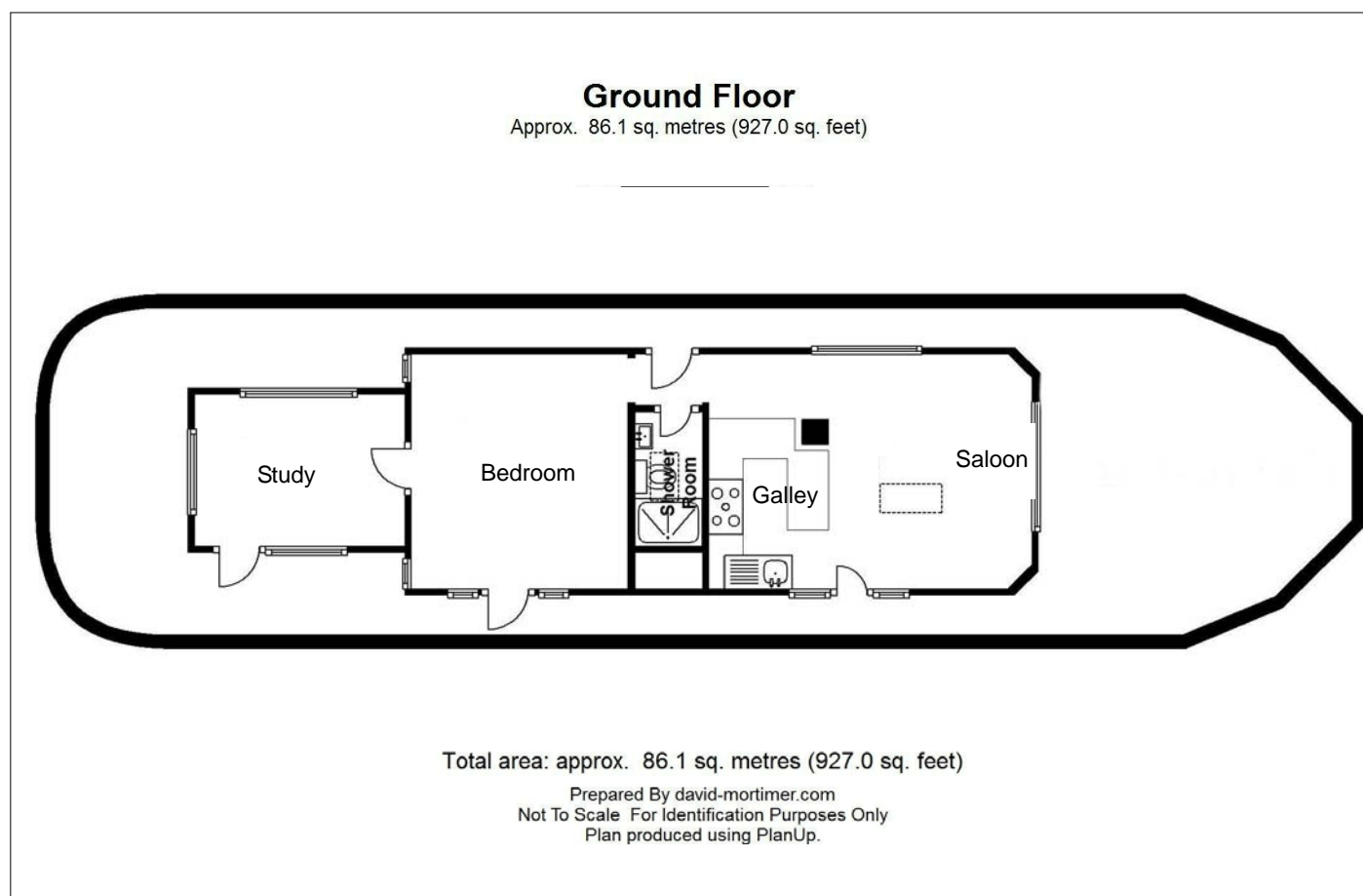
A 65ft Trawler converted to form a live-aboard vessel moored on the banks of the River Deben together with an area of land adjoining the tow path currently used as a garden

Offers in the region of £225,000

This is an unusual opportunity to acquire a converted trawler moored on the bank of the River Deben together with a separate parcel of land on the opposite side of the towpath which has been used by the present owner for many years as garden land. The trawler, which measures about 65ft enjoys wonderful views over the river with Sutton Hoo evident on the far bank. The trawler has been converted to create comfortable living accommodation which comprises a Saloon and Galley featuring a Morso wood burning stove with a back boiler providing heating. Among the more unusual features is a Yamaha keyboard which will be included in the sale along with the pull down screen served

by an overhead projector. The Bedroom has a built-in bed base similar to a four poster and clever storage areas beneath and around the bed. There is a separate Shower Room while the Study Area overlooks part of the deck and wonderful outlooks over the river likely to cause numerous distractions to any work that was planned. The garden land stretches away on the opposite side of the towpath and includes a bank of solar panels for an electricity supply which is backed up by a Hyundai generator. There is a Well within the garden which produces a pumped water supply to the boat. The garden has partly been developed into a more formal area with a more natural area beyond with a vehicular

access leading to the property and an area of hardstanding for parking. It should be noted that part of the access is in shared use and there is a pedestrian right of way for another adjoining landowner through the garden to the riverbank. Facilities within the town are only a short walk away and include a number of restaurants, a railway station, cinema, medical facilities etc. The railway station has links through to Ipswich, Suffolk's county town, from where frequent services run through to London's Liverpool Street station. The surrounding Suffolk countryside provides many attractive walks and rides and a number of clubs cater for a variety of sporting interests.



The vessel is approached by a wooden gangway leading from the river bank and across to the deck with a ledged and braced door opening into

## THE HALLWAY

with boarded floor and opening into

## THE SALOON/GALLEY

THE SALOON built within the stern of the vessel with U-shaped seating around a table with upholstered back and seat cushions, storage space below and a partial division between the table and the Yamaha Clavinova electric keyboard. There is a projector and pull down screen hung from the matchboard lined ceiling, the system currently connected to Sky TV. Roof light above the keyboard which sits on a boarded floor partially divided from THE GALLEY by beech worktops formed in a U-shape with a stainless steel sink to one corner. Cupboard below and built-in Kenwood oven and John Lewis five burner hob above. Shelving above the worktops with a stainless steel upstand in between, triple spot light, space for a fridge with shelves in an L-shape with two drawers above formed from veg boxes upcycled from Ipswich Market. Morso stove set to one corner on a tiled plinth with back boiler.

## THE BEDROOM

with two casement windows overlooking the river and an

internal window with views through the Study to the river. Further windows flank the glazed door which opens onto the deck. The bedroom has a matchboard ceiling, panelling to the headboard, recess with hanging rail, boarded floor, locker type storage cupboards, further storage beneath the built-in double bed and heated towel rail.

## THE SHOWER ROOM/CLOAKROOM

with a tiled shower cubicle, WC with concealed cistern, heated towel rail, roof light and tiled floor.

## THE STUDY

has a wide picture window looking over the bow across the river. There is a further wide window on one side and glazed double doors with flanking windows opening on to the side deck. Painted boarded floor, vertical heated towel rail, high level shelf, spotlights and roof light.

## THE DECK

has a painted fibreglass finish and encircles the boat.

## THE SERVICES

A Well within the garden area has a filtration system with a pumped and piped system leading to the boat. Electricity is provided by a 4kw solar powered arrangement with a back up Hyundai diesel generator. BT telephone point in the Saloon.

## IMPORTANT NOTE

The services, equipment, apparatus and appliances have not been tested. Prospective purchasers must satisfy themselves either by inspection or preferably by seeking advice from suitably qualified people to the efficiency, condition, fitness for purpose of the equipment, fixed apparatus, appliances or services.

## COUNCIL TAX

Band A

## TENURE

The land is Freehold with VACANT POSSESSION on completion of the purchase.

## VIEWING

Strictly by prior appointment with the Agents please.

## REFERENCE

J 12491 220216