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Salterns Boatyard Salterns Lane Bursledon

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Salterns Lane Bursledon

£299,950

A rare opportunity to buy 92ft Luxemotor barge which has been converted into a luxury house boat and situated in the picturesque River Hamble at Salterns boat yard. The barge would suit a discerning purchaser who wishes to enjoy views and be quietly situated. The barge is convenient for local shops, public houses, train station, restaurants, schools and the renowned sailing facilities of the River Hamble. The current owners obtained the barge in 2014 and have undertaken a major rebuild which has seen the vessel re-plated above and below the waterline. The barge has also undergone a complete internal refurbishment to high standard, with an inclusion of a new upper tier wheel house with views of the River Hamble. Below deck the vessel has a generous open plan living/kitchen/dining area with master bedroom, two further bedrooms, bathroom and additional toilet. The hull living quarters are fully insulated with heat provided by a large wood burning stove or gas central heating. Connected main waters, electricity and telephone are accessible. This Luxemotor Barge offers very generous accommodation, good headroom, natural light, attractive lines and idyllic mooring.

92ft Luxemotor barge

Refurbished

Three Bedrooms

Open planned Lounge /Kitchen/Diner with Wood burner

Gas central heating

Panoramic views across the Hamble from the Wheel house

Mains water and electricity

Bathroom and separate toilet

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ACCOMMODATION

Information

Length 92ft/28m Draft 3ft (Approx) Beam 15'6" /4.7m Engine Daimler Benz built in the 1960's Built 1931 Construction 1931 Luxemotor Steel/Iron Riveted hull (living area fully insulated 6mm steel plate on the bottom with 5mm steel plate to the sides Iron Deck Hull anodes Complete 240v electrical system rebuild in 2016 Completely re plumbed in 2016, LPG central heating system with additional water tank was fitted. Energy rating : The property is exempt to provide an Energy Performance Certificate. Mooring : Approx £8000 per annum.

Works completed

In May the vessel was dry docked at Solent re-fit-Hythe for the 6 weeks. In this time the hull was High pressure blasted back to bare metal. All existing doubler plates were removed and replaced with new. Additional plating was also replaced where advised by surveyor. The hull of the boat was then re- painted with Hempel hempadur and the 16 anodes were replaced. In 2015/2016 the deck was completely re-painted One large original storage room in the bow section of the boat remains showing her original construction.

Deck

Wide side decks to both sides of the vessel with guard rails Original feature towing horses One large original storage room in the bow section of the boat Deck areas to both the Stern and the Bow of the boat where seating can be arranged.

Upper Deck 14' 1" x 11' 11" (4.29m x 3.62m)

LARGE WHEEL HOUSE On entering the vessel you step into the large wheel house, with its double glazed UPVC windows (A rated) where you are immediately provided with the panoramic views of the river and creeks. Two UPVC double glazed doors to either side of the room allowing access to the wide deck walkways and the complete top deck of the vessel. The walls and ceiling are panelled with recess spot lights, Amtico vinyl plank flooring and ample power points. There is a hatch which allows access to the stern of the boat and bedroom three, whilst a full width staircase provides easy access to the main living area and further bedrooms bedroom.

Below Deck

Open planned living/kitchen area 28' 1" x 14' 9" (8.55m x 4.49m)

OPEN PLAN LIVING /KITCHEN AREA. 8.55M X 4.49M Living Area : Port hole windows to each side and a large skylight window allowing for a bright and airy room. A log burning stove, radiator, ample power points, Amtico vinyl plank flooring and recess spot lighting. There is an under stair storage cupboard and a further storage cupboard with hatch access to the engine room. The Kitchen comprises of : high gloss grey units with a glass splashback, oak work surfaces, stainless sink and drainer. Cupboard housing the electrical unit, plumbing for washing machine, space for a fridge, gas cooker point , wall mounted boiler and the continuation of the Amtico vinyl plank flooring. Two further skylights provide additional light. This room proceeds along to a corridor section with oak

doors leading to all principal rooms and matching high gloss grey cupboards with oak work surface.

Master bedroom 14' 5" x 9' 11" (4.39m x 3.01m)

Port hole window to the side elevation and sky light allow natural light into the room, ample power points, double radiator and thermostat control. Fitted cupboard housing the hot water system and heating timer, along with a further cupboard providing storage space.

Bathroom

Lined ceiling with recess spot lighting, extractor fan, Hygienic PVC wall cladding in tile effect, panel enclosed p - shape bath with shower attachment over, WC, wash hand basin set on a vanity unit with cupboard space beneath, port hole window, heated chrome towel radiator, fitted bathroom mirror and light.

Bedroom Two 13' 5" x 12' 4" (4.09m x 3.76m)

3.76M X 4.09M Wood lined walls, raised super kingsized bed with storage to both sides and underneath, traditional windows to both sides along with port hole windows and sky light providing natural daylight, ample power points and heated chrome towel radiator. Sliding door leading to a WC with a pole hole window to the side elevation and corner wash hand basin.

Bedroom Three 9' 9" x 7' 2" (2.98m x 2.19m)

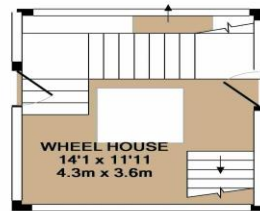
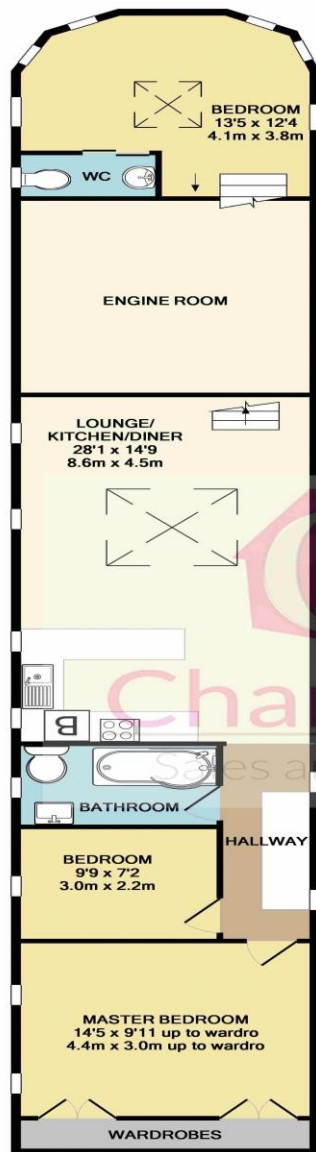
Line ceiling with recess spot lighting, port hole window to the side elevation and a double radiator. At present this room is used as a child's cabin and has a high sleeper bed with a further double bed underneath.

Location

The boatyard is located on off Salterns Lane, one of the most sought-after roads in the heart of the village of Old Bursledon in Hampshire. Adjacent to the Hamble River, with easy access to the M27, Southampton parkway/airport and ferry and cruise ship terminals.







TOP DECK



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FIXTURES AND FITTINGS

All items known as the owners fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this companies employ has authority to make or give representation or warranty in respect of the property.

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