



CORNERSTONE
RESIDENTIAL ESTATE AGENTS



FLOORPLAN, EPC & MAPS



Although we try and be as accurate as possible with our floor plans they are provided for guidance purposes only and therefore should not be relied upon.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(A) A		(A) A	
(B) B		(B) B	
(C) C		(C) C	
(D) D		(D) D	
(E) E		(E) E	
(F) F		(F) F	
(G) G		(G) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	
(A) A	
(B) B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU | T: 01394 547000
E: WOODBRIDGE@CORNERSTONERESIDENTIAL.CO.UK | W: CORNERSTONERESIDENTIAL.CO.UK



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Lime Kiln Quay, Woodbridge, Suffolk, IP12 1BD
OFFERS OVER: £180,000

[LEASEHOLD]

- 25.76m Houseboat on the River Deben
- Large Saloon With Study Area
- Three Bedrooms
- Wheel House with Views over the river
- Bathroom & Separate En-suite Cloakroom
- Workshop/Store
- Annual Mooring Licence In Place
- Deck Seating Area with Outstanding Views



THE AREA

Situated, quite literally, on the river Deben Aleida has a mooring at Robertsons Boat Yard at Lime Kiln Quay. Woodbridge has a huge array of restaurants, leisure and shopping facilities, public and private Schools, and is a popular location for residents and holidaymakers alike. The A12 and A14 is easily accessible and there's a mainline station with links to London, Liverpool St and Norwich via Ipswich.

THE PROPERTY

Aleida is a 25 metre Dutch Barge Houseboat conversion on the River Deben, maintained to an exceptional standard. Built in 1882 and having originally served as a sailing barge the boat has a fantastic history and provides a very comfortable lifestyle.

THE ACCOMMODATION

Upper Deck

13'5 x 12'4 approx (4.09m x 3.76m approx)

A beautiful place to sit and enjoy the views of the River Deben and surrounding banks, with access to the fore deck, useful storage lockers and cabin door with steps leading down to...

Lower Deck Hallway

With two porthole windows to the starboard side, storage space, access to the accommodation area, steps up to the Saloon and open plan to...

Galley Area

11'3" x 7'6" (3.45m x 2.29m)

A superbly equipped kitchen with two porthole windows to the port side, one-and-a-half bowl sink set in Iroko wood block worktop; fitted wall and floor cupboards with Pro Chef electric oven and Cata gas hob with hood over; breakfast bar, washing machine; additional cupboards and shelving; fridge and freezer - 24 volt.

Saloon

19'7" max x 12' max" (5.97m max x 3.66m max")

A spacious and well appointed saloon with windows to port and starboard sides (the former with panoramic views over the river), wood flooring, radiator, wood-burning stove, a study recess and door to...

Lobby

With built-in storage shelves and double wardrobe with sliding doors, access down in to the storage/service space, and steps up to the...

Wheel House

8'6" x 8'1" (2.59m x 2.46m)

Another superb setting to enjoy the surroundings and steps down to...

Master Bedroom

12' x 11'4" (3.66m x 3.45m)

A spacious bedroom with windows to both aspects, built-in storage, Danish oil fired space heater, and door to...

En-suite Cloakroom

With window to port side, white vanity wash basin and WC

Bedroom Two

9'9 x 8'10 (2.97m x 2.69m)

With porthole window to port side, radiator, fitted storage and door to...

Bathroom

Fitted with wood panelled bath and mixer/shower attachment over; vanity wash basin with solid wood surround; WC; extractor fan; fully tiled shower cubicle with bi-fold door.

Bedroom Three

8'6" max x 5'7" max (2.59m max x 1.70m max)

Accessed from bedroom two, fitted with bunk beds, radiator and door to...

Workshop

Power and light connected, fitted with work benches, shelving, etc.

Cellar, Storage Provision & Utility Area approx 23' x 14' (approx 7.01m x 4.27m)

Located below the Saloon and Wheel House incorporating 8000 litre capacity fresh water tanks; hot water cylinder, Boiler (Needs replacing, not working), and electrics.

Other Areas

FORE DECK with winch, mounted dinghy and access below to STORAGE ROOM: 10' x 8' 4" approx housing Lister Petter generator. ENGINE ROOM housing Daf Diesel engine and Hall Scott gear box together with domestic battery supply.

Mooring Information

Aleida is currently moored at Robertsons Boat Yard, Lime Kiln Quay, Woodbridge IP12 1BD. Mooring fees are based on the length of a boat and moorings of this nature, for a boat of Aleida's size, are very rare indeed.

Monthly Mooring Charges: currently £369.60 per calendar month and is contracted annually; this covers - mooring, water supply, car parking, maintenance of grounds, post-box, and lighting on pier. Please note that the transfer of mooring is subject to negotiation and approval by the boat yard owner.

Other Useful Information

The boat is subject to Council Tax with Suffolk Coastal District Council (Band A)

The owners do have a current Boat survey - carried out in dry conditions in 2015.

Buying a boat does not follow the same legal process as buying a conventional property - The buyer must be able to put 10% non-refundable deposit to proceed with the paperwork. The balance is then paid on a convenient date for all parties concerned. You do not need a solicitor to complete the purchase, however, we are in touch with an expert that will finalise the legal sale.