

FOR SALE



Freedom, Gweek Classic Boatyard, Gweek
Guide Price £200,000


MARTIN&CO

**Freedom,
Gweek Historic Boatyard,
Guide Price £200,000**

- FANTASTIC LIFESTYLE OPPORTUNITY
- SPACIOUS THREE BEDROOM HOUSEBOAT
- IDYLIC MOORING IN GWEEK
- BEAUTIFULLY PRESENTED ACCOMMODATION
- LPG GAS CENTRAL HEATING

A superb houseboat with an idyllic mooring on the beautiful Helford River. Understood to have been converted from a 'Thames Lighter' barge, this spacious houseboat provides exceptional accommodation, ready for immediate occupation, with 11 years remaining on the mooring lease...



Three miles east of Helston, in the upper reaches of the Helford River, the village of Gweek is renowned for its pretty scenery; the name 'Gwig' in Cornish, even means 'forest village'. A notable port since Roman times, nowadays Gweek Classic Boatyard is a historic yacht restoration and storage yard with a number of stunning riverside moorings for houseboats.

'Freedom' occupies an enviable position, with uninterrupted river and woodland views from all main rooms and outside decking. Whether you are relaxing on the foredeck or waking up to the sounds of local birdlife, we couldn't imagine a more blissful location to while away the hours!

Entering the houseboat from the stern, you are immediately taken away by the breadth and depth of the open-plan living accommodation.

There is a beautifully appointed, fully fitted kitchen to rival many homes, flowing through to a dining area and a spacious lounge which has large glass patio doors opening out onto the foredeck.

The kitchen has a full range of cream-painted Shaker-style units with oak worksurfaces and complementary Travertine marble tiled splashbacks. There is a Bosch four-ring gas hob with Belling double oven/grill below and illuminated extractor canopy over. Butler-style ceramic Villeroy & Boch sink with mixer tap. Integrated Bosch dishwasher, glass-fronted display cabinet, concealed pelmet lighting and a central island unit.

The accommodation is exceptionally light, with casement windows on either side, providing water and woodland views to the south. There is oak flooring throughout and a carved wooden mantelpiece with an electric 'stove' as a central feature.



From the kitchen area, a timber staircase with cupboards under, leads to the lower floor, sleeping and bathroom accommodation which is well lit and enjoys full head height.

There is a glorious principal bedroom which is larger than in most houses, with water views, an ensuite shower room and plenty of built-in wardrobes and cupboards.

The ensuite shower room has a contemporary white suite, comprising a broad walk-in shower cubicle with instant shower, low flush WC and broad wash hand basin with mixer tap and further cupboards below. Fitted shelving, obscure glazed window to the shore side, towel rail/ radiator.

There are two further double bedrooms, a separate shower room and lots of built-in storage throughout. All three bedrooms have casement windows with southerly water views .

The second, shared shower room again has a contemporary white suite comprising a low flush WC, broad wash hand basin with mixer tap and storage cupboard under, shower cubicle with Triton instant shower and sliding glazed screen. Obscure glazed window, part timber panelled walls, towel rail/ radiator.

The houseboat has exceedingly comfortable modern and cosy fixtures and fittings throughout, including double glazed casement windows, a new LPG (gas) central heating system installed in 2024. There is space for a washing machine and even a handy workshop area in the stern!

Double Glazing

New LPG (gas) central heating system

Electric stove

EPC - not required

Council tax – not required

Parking available

Mooring Fee - £637.36 per month – storage of the boat

Live-Aboard Charge - £43.33 per person – per month – this includes 1 vehicle parking allowance per liveaboard person

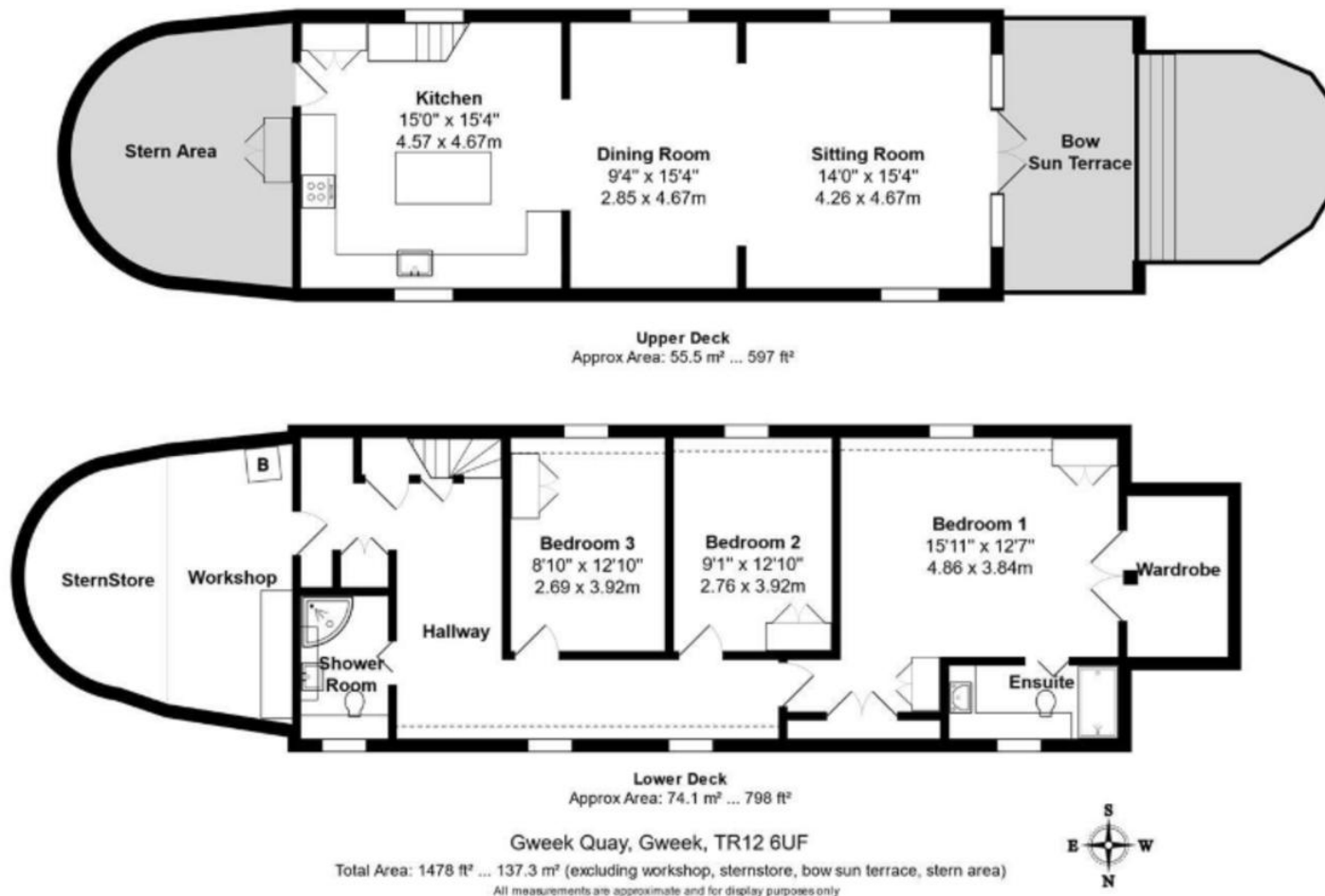
Water Charges - £15.00 –

Sewage Pump Out – 15p per litre – Freedom is usually pumped out every two weeks but this depends on the number of residents aboard and the frequency can be changed to suit.

Electric – currently 34p per KWH – pay as you go via an electric top up card

Residential Lease – the current owner purchased a 12-year lease in 2024 and the remainder can be sold on to the new owner of the boat, the boatyard usually ask that on purchase, the lease is topped back up to the 12 years and the cost for this would be calculated on a pro rata basis.

The boatyard ask to meet the prospective buyers of the boat to ensure they fit in with the small community of residents that they have there.



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