

FOR SALE



Xavier, Gweek Classic Boatyard
Guide Price £350,000


MARTIN&CO

Xavier

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- CLASSIC DUTCH LUXEMOTOR BARGE
- THREE DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- FULLY WORKING BARGE
- STUNNING VILLAGE LOCATION

Xavier is a classic, fully-working, Dutch Luxemotor barge, located on a residential mooring in Gweek Classic Boatyard, at the head of the beautiful Helford Estuary. Providing exceptionally spacious, living accommodation, within an idyllic setting, the boat can also travel coastal waters to any residential location.



Stepping aboard, you enter the Well Deck sun room, a large canvas 'conservatory' that warms up quickly and can be enjoyed on sunny days throughout the year. During the summer, the side panels can be raised and it turns into an al-fresco area, shaded from the sun, ideal for entertaining family and friends.

A door and steps lead below to the spacious main living area - an open-plan kitchen, dining room and lounge, flooded with natural light from expansive windows as well as a large skylight.

The cottage-style kitchen provides everything that you would expect at home and is fully fitted, with ample cupboards and drawer units, topped off with a reclaimed teak work-top. There is an integrated oven and hob with stainless steel extractor, a double sink with mixer tap, a fridge freezer and dishwasher.

A short flight of steps lead down to two good-sized double bedrooms, a separate WC and a bathroom fitted with a roll-top bath. The fantastic proportions allow for all the usual furniture and storage that you would require to feel at home and be cosy all year round.

Returning back through the living area, steps lead from the kitchen area up to a half-landing with a second bathroom/utility space. Fitted with a hip bath with shower over, a WC, sink and a washing machine.

Further steps lead from the half landing up to the working wheelhouse. With 360 degree windows and a beautiful, vintage style dashboard with navigation equipment and wooden wheel, this is one of the many splendid features of this barge. A spacious bench seat offers a comfortable spot to enjoy the river sights and sounds, and can even be used as an extra guest bed when required.



Steps lead down to the magnificent Captain's Quarters located towards the stern. A small corridor, with a shower room and a separate WC on either side leads into a spacious open-plan bedroom with dining table, seating area and lots of built-in storage and original panelling. Windows to either side provide natural light as well as tranquil views of the river. A separate kitchenette provides a sink, fridge / kettle etc.

The Captain's Quarters may be entered independently from the wider accommodation via the Wheelhouse. The current owners have advised that they have been able to offset their mooring fees by renting this space out via Air B & B during high season.





The spacious living accommodation was refurbished in 2022/3, including internal plumbing and electrics. Internally the boat has been fitted out and tastefully decorated to make the most of its original and nautical features whilst providing all the creature comforts of a home. There is central heating and an oil boiler.

Last out of water survey: August 2022

At this time the over plating of the entire below water hull was carried out.

Engine last used under own steam: 2022

Lease:

A 12 year renewable lease was purchased for £22,500 in February 2021. 8 years remain.



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

Council Tax Exemption

Xavier's fully functioning engine and controls mean that it is a fully sea-going vessel and so there is no council tax payable.

Mooring and other charges:

Mooring for the vessel of 30 x 6 metres including live-a-board charge and unmetered water £766 per month.

Sewerage £132 per month with two occupants plus guests. This is pumped out by boatyard staff every two weeks.

Electricity is payable to the boatyard direct. The charge is reasonable and there is no standing charge.

Xavier is fitted with solar panels and batteries which have enabled this houseboat to be self-sufficient for electricity in the summer months for the current owners.

Parking: A parking space is available to each boat resident. An EV charger is currently directly hooked up to the boat's electrics and solar.

Income from 3 months Air B&B: £6,000



Technical Spaces

Directly aft of the galley (below bathroom 2/utility room), we can gain access to Xavier's control room. Access is gained by lifting the gas-strut-aided hinged steps. Through this area, we find the ship's battery bank, immersion tank, inverters, and more. This space offers standing headroom and spans across the full beam of the ship. It centralises all of the ship's electrical components, including the solar control panel.

Engine Room

Accessed from the bow, we enter the engine room through a watertight hatch. At the bottom of the ladder, we find the ship's engine and generator.

Specification

Electrical

- 32amp shore power connection
- Victron 5000 battery charger/inverter
- 18Kwh domestic battery bank capacity
- Engine battery x2
- Generator

Accommodations

- Diesel and electric water heating
- Full central heating

Safety Inventory

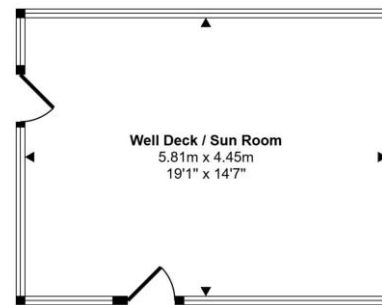
- Fire extinguishers
- Fire Blanket
- Fenders
- Anchor x2

Please note:

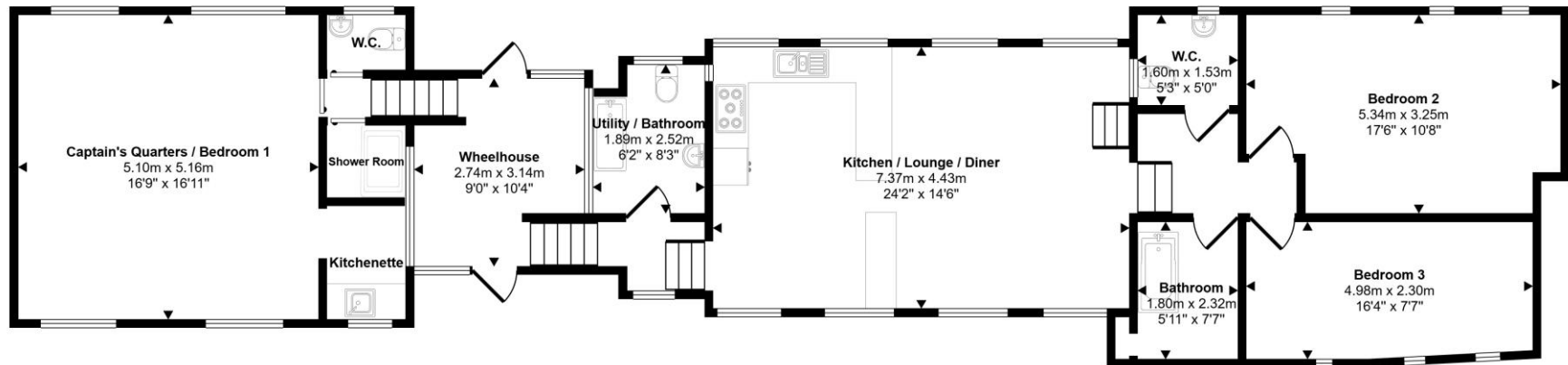
Furniture is not included within the sale however could be, subject to negotiation.

Model:	30m
Constructed:	1931
Berths:	6
Cabins:	3
No. of engines:	1
Engine model:	DAF
Engine power:	428
Fuel type:	Diesel
Drive type:	Other
Length over all:	29.99m
Beam:	6.22m
Hull material:	Steel
Hull type:	Other

Disclaimer :The Company offers the details of this vessel in good faith but cannot guarantee or warrant the accuracy of this information nor warrant the condition of the vessel. A buyer should instruct his agents, or his surveyors, to investigate such details as the buyer desires



Deck
Approx 26 sq m / 278 sq ft



Lower Deck
Approx 125 sq m / 1340 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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