



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MYSTERY QUAY, DOCK LANE, IP12 1PE

TENURE : FREEHOLD

GUIDE PRICE £145,000

- Houseboat On The Deben
- Two Berth
- Use Of Boatyard Facilities
- Stunning Views
- Dayroom & Living Room
- Parking Area

THE ACCOMMODATION



Day Room - A light and bright saloon with panoramic riverscape views. Wood effect laminate flooring and a banquette seating area. Stairs lead down to the **Living Room** (4.03m x 2.85m) which is carpeted and features a log burner and raised seating area and door to the Bow Cabin and open to the **Galley Kitchen** (4.03m x 2.61m) with wood effect laminate flooring, mosaic tiled wall and a range of base and wall units. Gas hob with oven, white ceramic sink with mixer tap, integrated fridge. **Stern Cabin** (3.52m x 3.m) Built-in cabin bed, open to the wet room shower, wash hand basin and WC (macerator), immersion heater and water pump. **Bow Cabin** (3.70m x 3.10m) with cabin bed, range of built in storage shelving. Door to storage area.

Other Information -On deck the bow area provides a pleasant terrace. Further specs: **Hull** is GRP (glass reinforced plastic). The day room is constructed of marine ply covered with GRP and epoxy resin. Wall heater (kerosene mounted externally at mid-ships). The transfer of the mooring rights to a new buyer are subject to consent from the boatyard. No children allowed. Well behaved dogs allowed by consent. Mystery quay is a peaceful and quiet setting, any noise disturbance will not be tolerated. If you are party oriented, ownership will not work. No sub-letting allowed.

Costs - Mooring fees: £269 per month (services include: parking, rubbish removal, water supply, quay lighting, post box (in the boatyard office), use of shower block and WC. Coming soon: Compound storage area (for bikes / wood). Council tax - A. Electricity is metered and chargeable..

Owner's Comment - Houseboat Ruth is part of a unique natural and historic environment. At times it has seemed extraordinary to me that I could have found such a place. When you walk through the boatyard and up onto the river wall, you step into a world that is just a little bit removed from a usual life. The River Deben takes hold of you. The sunsets and sunrises are spectacular. Both greeted with a cacophony of sound followed by quiet calm. On a still and misty morning, the landscape sometimes greys out into a series of ghostly layers stepping away across the estuary to the hill below Sutton Hoo. It is quite easy to imagine the followers of Raedwald dragging his long ship up that slope, 1400 years ago. The ebb and flow of the tide - which gently lifts Ruth on and off her mud berth twice a day - gives life on the river a quiet rhythm. You get a sense that you are witness to a place that has a long, long story. Timeless, but ever changing in the smallest details as the wildlife goes about its business, and the elements do their thing. Deer creep out along the opposite bank below the woods, sometimes 50 or more, with an albino that gives them away; occasionally, a Seal gives us the once over; Swans on glass, effortlessly gliding about; Geese, comically waddling across the mud; myriad mud larks, - my favourite - the Egret, fishing at the river's edge. Come and get a coffee or a beer at the Deben Café Bar on the ship next door and look out for a while. I guarantee you will see something to make you smile. Imagine living here. It is very cold just now in late Winter, but below decks the log burner is going well, the galley is well stocked, and its peaceful and comfortable and Ruth is looking after me. She can do the same for you.

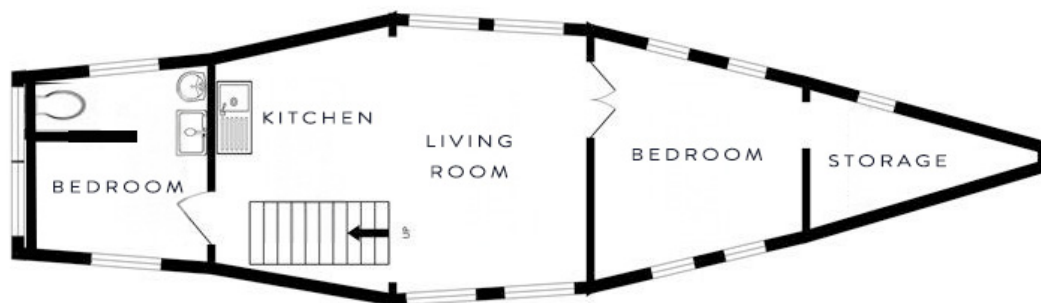
THE PROPERTY & LOCATION

Ruth is a 53ft long two-bedroom house boat in beautiful condition moored in Mystery Quay on the river Deben. Built originally as an ocean racer in St Osyth Essex, the boat never fulfilled its sea going purpose, however after undergoing a comprehensive programme of renovation with a meticulous degree of craftsmanship, she now lies majestic as a house boat in this sublime setting.

Mystery quay is a small marine enclave accessed by passing over a manual level crossing and through a working boatyard. The moorings lie next to HMS Vale, home to the Deben Café Bar and The Deben Bar (private members club for the boatyard community and residents). The residents of Mystery Quay also have the benefit of a parking area next to the quay.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : A



We understand from our vendor that the property is connected to mains, electricity and water.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given