

SPENCE WILLARD



Dutch Barge Jan, The Duver, St. Helens, Isle of Wight, PO33 1YB

Occupying a mooring in the idyllic Bembridge Harbour with glorious views in every direction, Dutch Barge Jan is an ideal island retreat.

VIEWING

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With origins as an industrial barge for moving material based in Holland, the houseboat has been carefully converted and recently modernised and was relocated to its current home, berthed in Bembridge Harbour alongside a pontoon. A substantial houseboat measuring 30 meters long and boasting spacious accommodation with two bedrooms and a large living area, separate kitchen, family bathroom, shower room and utility. The accommodation flows with a spacious entertaining area in the middle and access to an expansive terrace on the top deck, enjoying glorious views and providing an excellent opportunity for outdoor dining and entertaining.

Dutch Barge Jan is located on Bembridge Harbour with direct access to the sand dunes of the Duver and a family-friendly beach. The small but vibrant village of St Helens has a village shop, two restaurants and a pub together with an antiquarian bookshop and excellent access to nearby Bembridge Harbour. There are extensive mooring facilities and sailing clubs at Bembridge and Brading Haven nearby. Bembridge village offers a good range of shops, cafes and restaurants in addition to an excellent fishmongers, butchers and farm shop. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Bembridge and Priory Bay.

Accommodation

Entrance

Stepping aboard via a pontoon and gangway, the barge has plenty of space for setting down shopping and is currently dressed with pot plants giving a particularly homely feel. Once on the side deck, there is a part glazed door to the reception lobby.

Reception Lobby

With built in storage, carpeted floors and double glazed windows to either side.

Galley Kitchen and Breakfast Area

Fully equipped with a range of under-counter and wall-mounted storage units with worktops incorporating twin bowl stainless steel sink with mixer tap over, four ring gas hob with extractor over and high level Blomberg oven. Tiled floors and walls with windows either side and space and plumbing for a fridge/freezer.

Utility Room

An excellent and versatile space with plumbing for a washing machine and tumble dryer. There is a wall-mounted gas fired boiler.

Bathroom

Comprising a panelled bath with shower attachment over, pedestal wash basin and W.C. windows overlooking the side aspect.

Saloon/Open Plan Living Area

An excellent family space with solid oak flooring and dual aspect windows overlooking the harbour. There is plenty of space for a dining table. The entire space is a fantastic reception area currently arranged as a large sitting room with electricity, ceiling lighting and TV point to one side. tongue and groove clad walls with radiators

Cloakroom

Double glazed window overlooking the side aspect and plenty of well-appointed storage cupboards for linen, coats and boots.

Inner Hallway

This first doubles up as a study/office with tongue and groove clad walls and harbour outlook.

Principal Bedroom Suite

At the forward end of the barge is a principal suite with uPVC double glazed windows at high level at each side and oak floors.

Bedroom 2

A good sized double bedroom with built-in wardrobe storage and window overlooking the side aspect.

Shower Room

Comprising walk-in shower, contemporary tiled walls and floor, vanity unit corner wash basin and W.C.

Wheel House

Accessed via the upper deck, the wheel house acts as a fantastic glazed observatory with 360° views of the harbour, St Helens, Culver Down and toward Bembridge. Housing the original wheel and throttle, lighting and boat controls, this is a fantastic ancillary space which has also been customised to provide a 'pull out' double bed (two singles or one 7ft double bed) and there are drop down blinds on each of the windows to offer a third bedroom and an interesting place for guests to stay.

Upper Deck

A sizeable railed deck with space for entertaining and outdoor dining, currently arranged as a place for seating and sun loungers, there is also a darrit for lifting equipment onto the deck and a large awning extendable from the wheel house over the dining area below deck, housing the engine and working parts of the boat, there is also further storage space via bulkhead hatches.

Additional Information

The boat can be self sufficient with generator, fuel and water stores, however on the pontoon it runs off of a 32 amp electrical shore power supply, the kitchen hob and water meter run of LPG gas bottles delivered to the boat. Central heating is via a boiler running on red diesel in a 2000ltr tank located in the engine room. The engine is operational and tested monthly along with other functions of the boat. The houseboat is secured on spud legs, which are retractable for moving the barge as required or if going to sea. Drainage is provided by a holding tank and pumped to a biodigester that is able to expel clean water from the property.

Council Tax

Rates are not applicable to the houseboat.

Parking

Along with the berth, there is parking available for one car in the Harbour carpark for a first comes first served basis.

Mooring Fees

Dutch Barge Jan is currently berthed in Bembridge Harbour on a pontoon on an annual license, which is paid until March 2025. The license is also renewable thereafter. The fee is inclusive of all utilities with the exception of the electricity which is separately metered. Fees equate to approximately £7915.88 payable to the Harbour Master with a 'live aboard' supplement payment of £315.62 pa.

Post Code

PO33 1YB

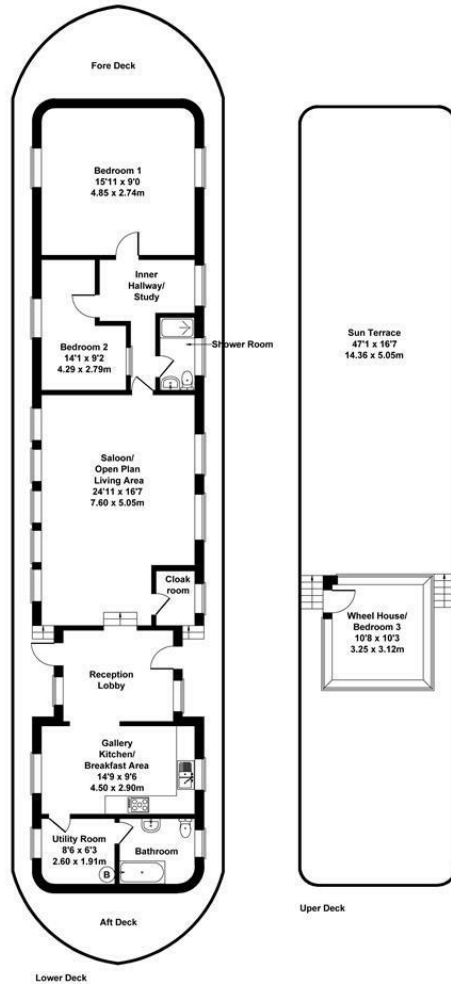
Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.



Dutch Barge Jan

Approximate Gross Internal Area
1345 sq ft - 125 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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