



MAP estate agents
Putting your home on the map

**Falmouth Road,
Penryn**

£95,000





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Property Introduction

A unique opportunity to live in an amazing location on this well presented houseboat. The boat has been with the current owners for fifteen years and the boat was originally built in 1945 in Grimsby. The home is 50' in length and has a wooden hull with larch planks on oak timbers. Set on a live-a-board mooring on the outskirts of Falmouth, this houseboat is a lovely home.

Viewers will be pleasantly surprised at the size, space and interior with fully fitted kitchen with LPG cooker, saloon with multi-fuel stove, two bedrooms and shower room (heating is provided from the multi-fuel stove). There is an abundance of cleverly created storage throughout and a mains electric hook up and water supply. If you are looking for a home, second home or holiday that connects with the natural environment, thus creating a sense of calm, then this is for you!

Location

Located on the outskirts of Falmouth at Ponsharden Boatyard which also has parking, shower, WC and a washing machine, the 50' Ranger of Lune is moored halfway along in this idyllic spot on the Penryn estuary with views up the River Fal, Sailors Creek and across to Flushing.

The sunrise and sunsets are truly amazing we hear, creating a calm and tranquil environment, however, when required the Lidl and Sainsbury supermarket stores are just a walk away. Mains water and electric are supplied. Ponsharden Boatyard is located between Falmouth and Penryn with the A39 easily accessible.

ACCOMMODATION COMPRISES

Sliding entrance door opening to:-

GALLEY KITCHEN 18' 0" x 9' 1" (5.48m x 2.77m) maximum measurements, irregular shape

A light and bright space with a range of floor mounted storage cupboards with granite working surfaces over and splashbacks with fiddle safety rails incorporating a composite sink and drainer with a hose tap and plenty of drawers for storage. Under counter fridge, shelving, bench seating, radiator and clever storage below. Marine gas cooker and lighting. Wooden flooring. Windows to four

sides and door to outside. Boat wheel and chain and cable steering. Steps down to the saloon lounge and hatch with hydraulic counter lever providing access down to the engine room. There is also a wind generator and connect & forget battery charger powering four batteries to provide a 12v and 24v power output.

SALOON LOUNGE 15' 0" x 8' 0" (4.57m x 2.44m) maximum measurements

A light and bright room with high level windows to side and overhead opening window. There is plenty of useful concealed storage below the floor, space for two settees and a focal point multi-fuel stove which heats the water for the radiators. Cleverly designed home work space with desk, storage and shelving. Door to bedroom cabin one and opening to:-

BEDROOM CABIN TWO 6' 1" x 6' 0" (1.85m x 1.83m)

Privacy curtain to saloon lounge. Space for a double bed. Porthole window, clever shelving and under bed storage. Radiator.

BEDROOM CABIN ONE 12' 0" x 7' 0" (3.65m x 2.13m) maximum measurements, irregular shape

Built-in bedside table and steps up to built-in double cabin bed with under bed storage. Space for TV, built-in chest of drawers and wardrobe. Floor hatches for use of inspection or access. Radiator and spotlights. Skylight window. Door to:-

EN-SUITE STYLE WET ROOM

Shelf with bowl basin with tap. Mirror above and shelving. Heated towel rail. WC and cubby holes for storage. Overhead opening window. Wall hung shower.

ENGINE ROOM 14' 6" x 8' 0" (4.42m x 2.44m) maximum measurements

Opening to:-

BULKHEAD STORAGE 13' 10" x 11' 0" (4.21m x 3.35m) maximum measurements, irregular shape

With lazarette storage locker which houses the washing machine and freezer.

OUTSIDE

Outside courtesy lighting around the boat. Rope attachments and cleats. Fitted clothes dryer. Steps up to the deck accessing the quay side.

SERVICES

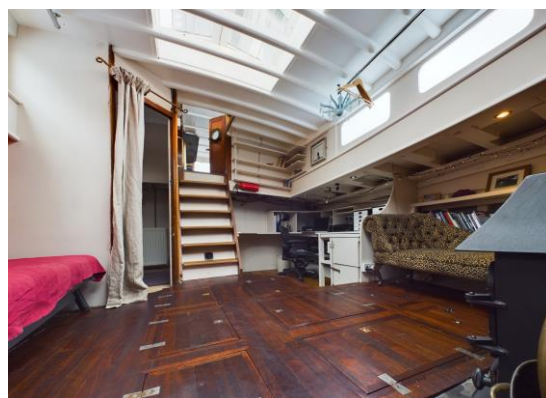
Water is included in the monthly mooring charge. LPG gas. Metered electric.

AGENT'S NOTE

The mooring fees are £84.64 per week to include water. The Council Tax band if used as a permanent residence is band 'A'.

DIRECTIONS

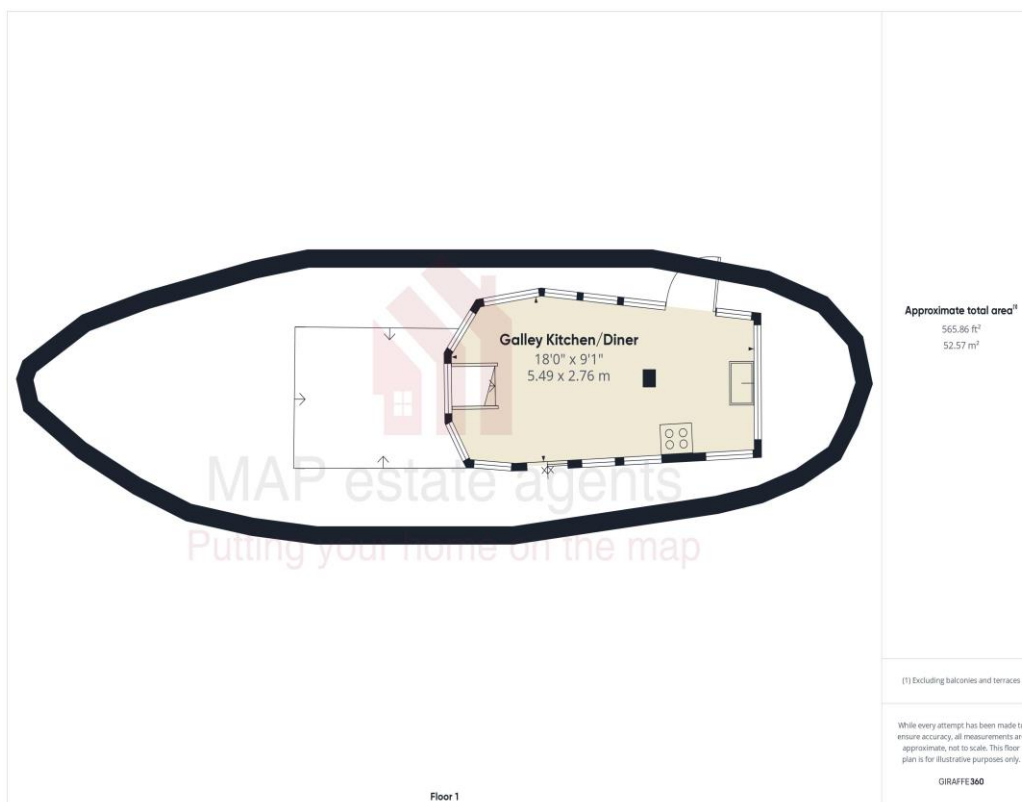
On the main road from Penryn to Falmouth just after Lidl's on left hand side on the Falmouth road, turn left down into Ponsharden Boatyard (just before roundabout). The parking area is on the right hand side. If using What3words:- chew.force.likely





MAP's top reasons to view this home

- Well presented houseboat with metered electric
- Moored on the outskirts of Falmouth/Penryn
- Well maintained over the years
- Two bedrooms
- Kitchen/diner
- Saloon with multi-fuel boiler
- Space for home working
- Shower room
- Clever storage
- Water included in weekly mooring charge



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