

Absolute Homes



Walton Lady

This vessel is 56 ft in length and has a beam of 14'3 with a total square footage of 907 sq.ft. over 2 floors. The hull is constructed from steel and was completed in 1975. Presently there is a Leyland diesel 97 6 cylinder engine in place, there are 2 toilet compartments.

Below decks there is a soil tank, water tank and fuel tank and ample additional dry storage. There is a warm air heating system currently on the vessel however the pipework is there for adaption to a wet radiator system. Entering the vessel into a large open space there are stairs leading up to the top deck and down to the lower deck. The lower deck has a bar area, which would be the ideal place to convert to a kitchen, to one side is space suitable for a shower room to be installed then there is a lounge area and open plan through to the bow where the breakfast area or dining room could be. The upper deck could be converted to accommodate 2 or three bedrooms and potentially an additional bathroom.

This vessel would be an ideal houseboat conversion project providing a lounge, kitchen, bathroom and 2/3 bedrooms.

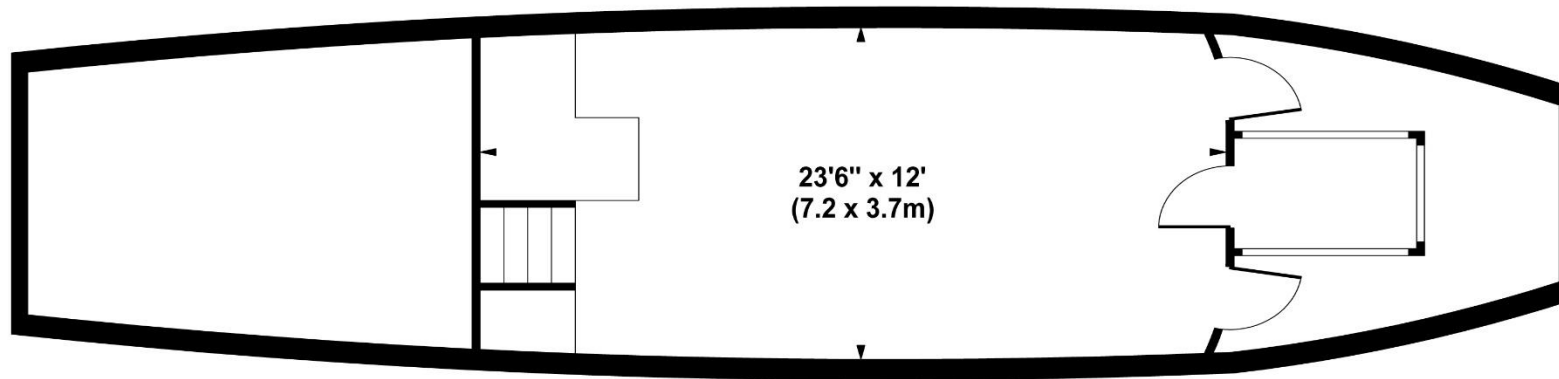
Quotes are available for the approximate cost of conversion.

£195,000

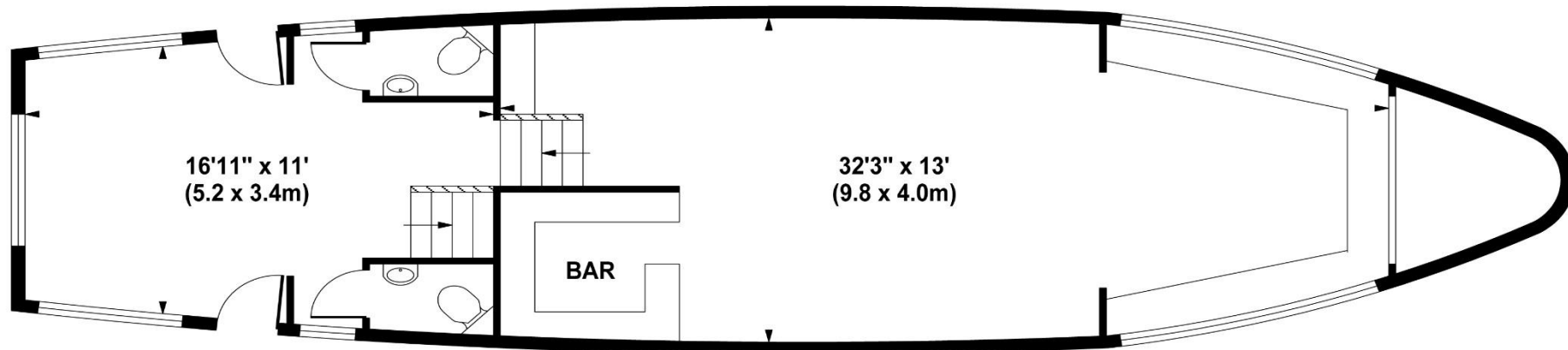
Freehold







FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 907 SQ FT / 84 SQ M

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