



**Waterdog Ferry Quay, Woodbridge IP12 1BW**



**welcome to**

## **Waterdog Ferry Quay, Woodbridge**

Transformed from a cargo barge to a comfortable 2-bedroom liveaboard, on a fully residential mooring, in Woodbridge, Suffolk. Waterdog is a historic Humber barge offering spacious, modern, living accommodation.



### Description

Dimensions- 27m x 4.85m; 1.3m draft; 3.45m air-draft.

Riveted iron hull / welded steel construction.

### Bow Area

8' 8" x 14' 1" ( 2.64m x 4.29m )

1300 litres fresh water tank, fresh water pressure system, whole house water filter, raw water filtration system + UV light, 48v batteries, smart charger, 48v bow thruster, shelves for general storage and extra larder, escape ladder and hatch.

### Bedroom One

9' 5" plus 2' 6" x 8' 8" ( 2.87m plus 0.76m x 2.64m )

Built-in wardrobes, access to bow, skylight and ceiling fan.

### Utility Area

4' 3" x 2' 3" ( 1.30m x 0.69m )

Washing machine and tumble dryer.

### Bathroom

7' 5" x 11' 1" ( 2.26m x 3.38m )

Double ended bath, shower, bidet, separate toilet, sink, airing cupboard housing hot water tank, skylight.

### Main Saloon

30' 5" x 14' 11" ( 9.27m x 4.55m )

Maxair 12" reversable fan, fitted kitchen units and shelving, Rangemaster gas cooker, Miele dishwasher, cooker hood extractor, remote gas shut off switch, 3x satellite TV connections, 2 skylights, broadband connection.

### Kitchen

Fitted with a range of base units with wood effect worktops and shelf over, tiled splashback, space for fridge, freezer, dishwasher and cooker.

### Cloakroom

3' 3" x 2' 3" ( 0.99m x 0.69m )

### Bedroom Two

10' 5" x 8' 8" ( 3.17m x 2.64m )

Wall bed (full sized double).

### Workshop

7' 5" x 5' 5" ( 2.26m x 1.65m )

Work bench, storage drawers and shelving, Fluxgate compass.

### Systems Room

4' 9" x 14' 7" ( 1.45m x 4.45m )

2x Victron Multiplus inverters, Victron isolation transformer, Victron solar MPPT, Victron Cerbo GX, 8.4 kW LiFePo batteries in cabinet, distribution box, Renogy DC - DC charger, 2750 litres fresh water, spare fresh water pressure system, heating system 3-port valve and MagnaClean.

### Engine Room

8' 8" x 14' 7" ( 2.64m x 4.45m )

Mermaid Mariner 6-cylinder Dovern engine in sound proofing, 24v engine batteries, Kohler 9kW generator, Yanmar 5Kw generator, 28kW Somy central heating boiler, red (heating) diesel tanks, white (engine) diesel tanks.

Full size staircase leading up to...

### Wheelhouse

11' 1" x 9' 5" ( 3.38m x 2.87m )

U-shaped fixed seating with leather cushions and storage under. Extendable iroko table with 3 drawers, console with engine controls, bow thruster control and DC switch panels, ship's wheel with hydraulic system, 2x VHF radios.

### Deck

0.7m wide side decks giving easy access from shore to the wheelhouse, which has stable door access to each side and opening fore and aft windows for excellent ventilation in the summer. Meals can be enjoyed in the wheelhouse with the views and sounds of the wading birds all around following the tide in and out. The aft deck provides panoramic views of the river. The foredeck has the anchor windlass and storage.

### Steel Lockers

9' 8" x 1' 6" ( 2.95m x 0.46m )

Situated around the Wheelhouse.

### Specification

Humber Barge: built ca 1876 to 1895, past 1 British Registry.

Dimensions: 27m long x 4.85m wide x 1.3m draft x 3.45m air-draft.

Hull: riveted iron hull with steel decks & coaming. Approx 100 Tonnes.

Propulsion: Mermaid Mariner 6-cylinder diesel engine, normally aspirated, 135 HP, new in 2008, run 900 hours. Bow thruster: Sleipner Side Power, 300mm tunnel, 285 Kg thrust or 15KW or ca 20 HP, 48v, new in 2008. Generator 1: Kohler 9 kW, water cooled, 1500 rpm, quiet, remote start, new in 2008.

Generator 2: Yanmar 5 kW, air cooled.

Heating: Somy oil fired pressure jet boiler, 28 kW, 9 radiators, controlled by Nest with remote access.

AC Power: 16A shore power to Victron isolation transformer, 2x parallel Victron Multiplus's with Power Assist.

Victron Cerbo GX interface for control of Victron units via WiFi.

Solar DC power: 8 panels, 2.4kW controlled by Victron MPPT to 24v domestic batteries.

Domestic battery: 8.4kW LiFePo, dedicated BMS (battery management system) & battery balancing boards.

Engine charging: Renogy DC to DC charger, 25A at 24v, with alternator protection for the LiFePo batteries.

Fuel Tankage: Red diesel tanks 890 litres, white diesel tanks 700 litres

Fresh water Tankage: Bow tank 1400 litres, stern tanks 2750 litres

Deck: 125 Kg main anchor, manual anchor winch, approx. 74m calibrated chain, 10x inflated fenders, mooring ropes

Safety: 2x CO alarms, 4x smoke detectors, gas detector, 2x bilge water alarms, fire blanket and 7x extinguishers (tested February 2025)

Gas bottles plumbed into dedicated external steel locker, with a remote operated shut-off solenoid valve switched from beside the cooker. Maintained with gas survey and certificate (February 2025)

Hull: shot blasted bare 2017, 6x coats of 2 pack epoxy paint applied and new anodes. Hull survey valid until 2027.



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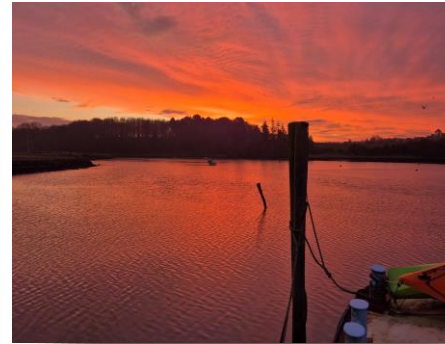
## Waterdog Ferry Quay, Woodbridge

- Moored at the Ferry Quay, Close to Town
- Converted Historic Humber Barge
- Stunning River Views
- Ideal Second Home or Permanent Residence
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01394 380280**



[Woodbridge@williamhbrown.co.uk](mailto:Woodbridge@williamhbrown.co.uk)



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



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