



Ray of Sunshine  
Ferry Quay | Woodbridge | Suffolk | IP12 1BW

Guide Price £ 119,000

FINE & COUNTRY



# Ray of Sunshine

A rare opportunity to acquire a wide beam canal barge, positioned in a prime mooring location on Ferry Quay off the River Deben.

This spectacular house boat is a replica of a 45ft. steel wide beam barge with a 10ft. beam and flat bottom hull, built and designed in 2008 by JL Pinder & Sons of Worcestershire.

Finished to a high specification both inside and out, she has been restyled by the previous owner with an extensive schedule of works carried out in 2016.

Located in a prime riverside setting, Ray of Sunshine provides a unique residence for those looking tranquillity whilst remaining in close proximity to the local amenities. Front and rear decks provide outside living space and unrivalled waterside views.





## RAY OF SUNSHINE

From the quay, the gangway leads to the bow with double casement doors opening onto a small wooden stair case leading down to the interior.

### Sitting Room & Kitchen

Steps lead into the open plan sitting room and fitted kitchen, a light filled area with plenty of space for seating.



Cream shaker style base cabinets with dark wood effect worktops form the kitchen. Decorative tiles surround and shelving to the rear wall provides further storage. Appliances include the freestanding cooker, washing machine and fridge. Wood effect flooring flows the entirety of the interior.







From the open plan kitchen and living area a passageway leads to

### **Bedroom One**

A good-sized double bedroom with two porthole windows and double casement doors which open onto the fore deck allowing for plentiful light and views of the River Deben.



## Shower Room

The shower room consists of an enclosed electric shower, Johnson Shower sump with Whale Sensor. A new Thetford Cassette toilet fitted in 2021, chrome heated towel rail, fully tiled with laminate flooring.

## Bedroom Two

The second bedroom has space for a small single bed as well as space for further storage if required.









Fine & Country Woodbridge  
28 Church Street, Woodbridge,  
Suffolk IP12 1DH  
01394 446 007  
woodbridge@fineandcountry.com

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