



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

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**3 Bed
House - Detached
located in Bursledon**



'Corrie' Salterns Boatyard Salterns Lane Bursledon Southampton

Guide Price £250,000

Leasehold



Ideal place to live if you want to escape the busy city life....CASH BUYERS ONLY! (This is not allowed to be rented out at this marina). A truly unique opportunity to buy a fully renovated 92ft Luxemotor BARGE which has been converted into a luxury house boat, situated in the picturesque bank of the RIVER HAMBLE at SALTERNS boat yard. It would suit a purchaser who wishes to enjoy fantastic views of the water, take the Rib down river to the local pubs, take scenic walks and enjoy the quiet setting. The barge is convenient for local shops, public houses, Bursledon train station, restaurants, schools and the renowned sailing facilities of the River Hamble.

The previous owner obtained the barge in 2014 and it has undertaken a major rebuild which has seen the vessel re-plated above and below the waterline. The barge has also undergone a complete internal refurbishment to a high standard, with an inclusion of a new upper tier wheel house, large sun deck area all with views of the River Hamble. Below deck the vessel has a generous open plan living/kitchen/dining area with master bedroom, two further double bedrooms, bathroom and additional toilet.

The hull living quarters are fully insulated with heat provided by a large wood burning stove and/or gas central heating. Connected mains water, electricity. and BT Internet.

This Barge offers very generous accommodation, good headroom, natural light, attractive lines and a large sun deck situated on a truly IDYLLIC MOORING.

Information

Model Luxemotor,
Length 92ft/28m,
Width 15ft,
Weight 86 Tons,
Draft 3ft (Approx),
Beam 15'6 /4.7m,
Engine Daimler Benz built in the 1960's(Not working),
Built 1931,
Construction Steel,
Hull Identification Number 37645,
Fully Insulated,
Riveted hull (living area fully insulated,
6mm steel plate on the bottom with 5mm steel plate to the sides),
Iron Deck,
Hull anodes,
Complete 240v electrical system rebuild in 2016,
Completely re plumbed in 2016, LPG central heating system with additional water tank was fitted.

Agents Note: We understand that the engine is not currently in a working condition.

Energy rating : The property is exempt to provide an Energy Performance Certificate.

Mooring : Currently £723.00 per month

Works completed

After the purchase the vessel was dry docked at Solent re-fit-Hythe for the 6 weeks. In this time the hull was High pressure blasted back to bare metal. All existing doubler plates were removed and replaced with new. Additional plating was also replaced where

advised by surveyor.

The hull of the boat was then re- painted with Hempel hempadur and the 16 anodes were replaced.

In 2015/2016 the deck was completely re-painted

One large original storage room in the bow section of the boat remains showing her original construction.

Deck

Wide side decks to both sides of the vessel with guard rails

Original feature towing horses

One large original storage room in the bow section of the boat

Deck areas to both the Stern and the Bow of the boat where seating can be arranged.

Upper Deck

14'1" x 11'11"

LARGE WHEEL HOUSE On entering the vessel you step into the large wheel house, with its double glazed UPVC windows (A rated) where you are immediately provided with the panoramic views of the river and creeks. Two UPVC double glazed doors to either side of the room allowing access to the wide deck walkways and the complete top deck of the vessel. The walls and ceiling are panelled with recess spot lights, Amtico vinyl plank flooring and ample power points. There is a hatch which allows access to the stern of the boat and bedroom three, whilst a full width staircase provides easy access to the main living area and further bedrooms and bathroom. Access via the opening window to the large sun deck laid to decking with lights/pergolas over.

Below Deck

Open planned living/kitchen area

28'1" x 14'9"

OPEN PLAN LIVING /KITCHEN AREA. 8.55M X 4.49M Living Area :

Port hole windows to each side and a large skylight window allowing for a bright and airy room. A log burning stove, radiator, ample power points, Amtico vinyl plank flooring and recess spot lighting. There is an under stair storage cupboard and a further storage cupboard with hatch access to the engine room. The Kitchen comprises of : high gloss grey units with a glass splashback, solid oak work surfaces, stainless sink and drainer. integrated fridge freezer, plumbing for washing machine, gas cooker point, wall mounted boiler and the continuation of the Amtico vinyl plank flooring. Two further skylights provide additional light. This room proceeds along to a corridor section with oak doors leading to all principal rooms and matching high gloss grey cupboards with oak work surface.

Master bedroom

14'5" x 9'11"

Port hole window to the side elevation and sky light allow natural light into the room, ample power points, double radiator and thermostat control. Fitted cupboard housing the hot water system and heating timer, along with a further cupboard providing storage space.

Bathroom

Lined ceiling with recess spot lighting, extractor fan, Hygienic PVC wall cladding in tile effect, panel enclosed p - shape bath with shower attachment over, WC, wash hand basin set on a vanity unit with cupboard space beneath, port hole window, heated chrome towel radiator, fitted bathroom mirror and light.

Bedroom Two

13'5" x 12'4"

3.76M X 4.09M Wood lined walls, raised super kingsized bed with storage to both sides and underneath, traditional windows to both sides along with port hole windows, ample power points and heated chrome towel radiator. Sliding door leading to a WC with a pole hole window to the side elevation and corner wash hand basin.

Bedroom Three

9'9" x 7'2"

Lined ceiling with recess spot lighting, port hole window to the side elevation and a double radiator. At present this room is used as a child's cabin and has a high sleeper bed with a further double bed underneath.

Location

The boatyard is located on off Salterns Lane, one of the most sought-after roads in the heart of the village of Old Bursledon in Hampshire. Adjacent to the Hamble River, with easy access to the M27, Southampton parkway/airport and ferry and cruise ship terminals.

Other Services

- Bt Internet
- Connected fresh Water
- Bottled gas
- Connected Electricity
- Free Parking in car park nearby
- Metered water
- Fully comprehensive Insurance

