

FOR SALE



The Ark, Jubilee Wharf, Penryn
Offers Invited £170,000


MARTIN&CO

The Ark, Jubilee Wharf

Offers Invited £170,000

- 80 FT BARGE
- INCREDIBLE LIVING SPACE
- 5 SPACIOUS DOUBLE BEDROOMS
- STUNNING RIVER VIEWS
- OFFERED WITH A 10 YEAR MOORING

LIFE ON THE WATER!

An incredible opportunity to purchase a spacious, 80ft barge. The Ark has close to 2000 sq ft of living accommodation and a spectacular mooring on the Penryn River.

You could be waking up every day to some of the most picturesque water views in the country!

The Ark is a very spacious houseboat moored on a beautiful tidal creek of the Penryn River which runs into the Fal Estuary. Located at Jubilee Wharf, the mooring benefits from being right in the heart of Penryn, with a host of amenities on your doorstep.



The Ark is a concrete barge, originally built for transporting supplies to the Mulberry harbours after the D-Day landings. She is a flat-bottomed vessel, with a single chine which provides a slight rise of floor in the bow and stern. The deck line lifts towards the bow and stern but is otherwise flat.

At deck level there is a large kitchen with double doors through to a very spacious living room with a wood burner for cosiness in winter. Large windows all around make the most of the beautiful views, whilst a second pair of double doors open out onto the stern which provides a fantastic deck area, ideal for sunbathing or even having a barbecue!

A stairwell descends to the lower accommodation which includes five large bedrooms and a bathroom. There are two large bedrooms in the bow and the stern, and there are three other double bedrooms situated on the starboard side which extend to the centre. To port there is a wide corridor with a shower-room amidships.

Heating is provided by electric radiators and a woodburning stove. There is an additional 'Webasto' diesel fuelled hot air heating system available (currently not connected).

Part Double Glazed

EPC not required

Council tax – TBC

Mooring Fee – Currently £437.50 per month, includes use of shower and WC facilities in Jubilee Warehouse.

Mains Electricity Connection

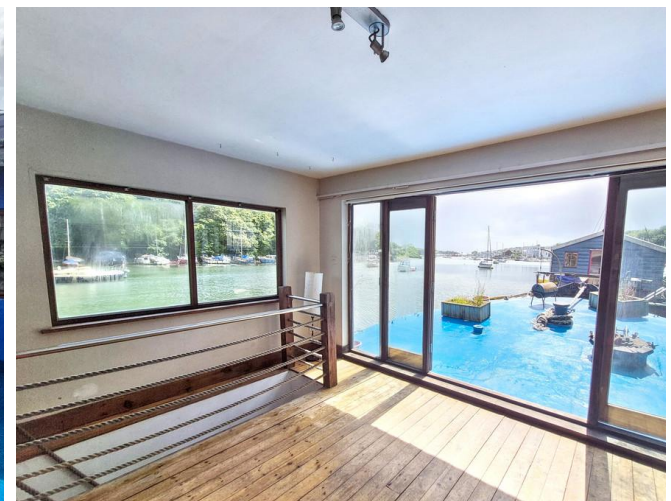
Mains Water Connection

A renewable ten year mooring is available from Jubilee Wharf to a suitable buyer.

The director of Jubilee Wharf will ask to meet the prospective buyers of the boat to ensure they fit in with the small community of residents there.

No allocated parking

Structural survey available - dated March 2015

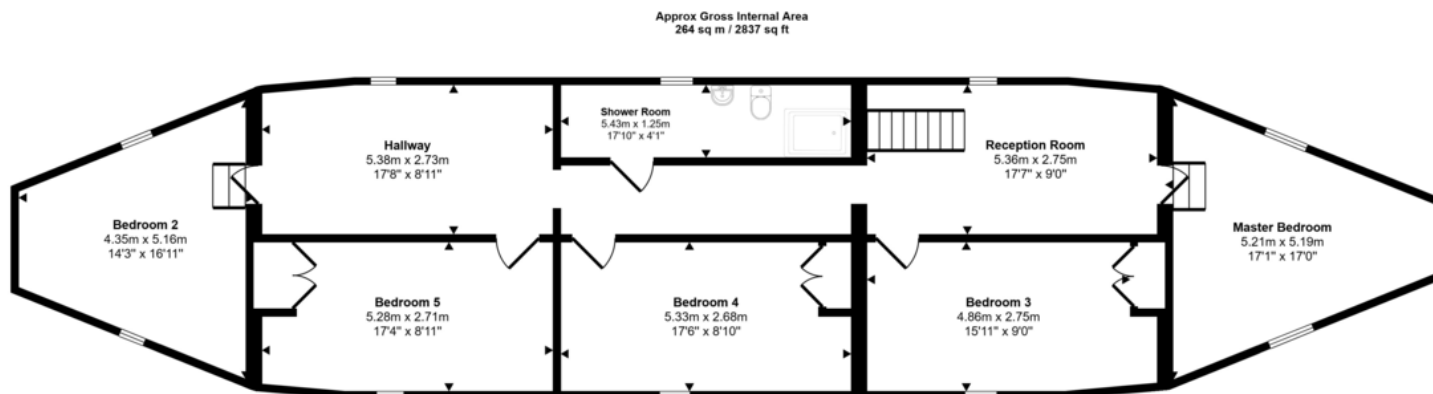


LOCATION

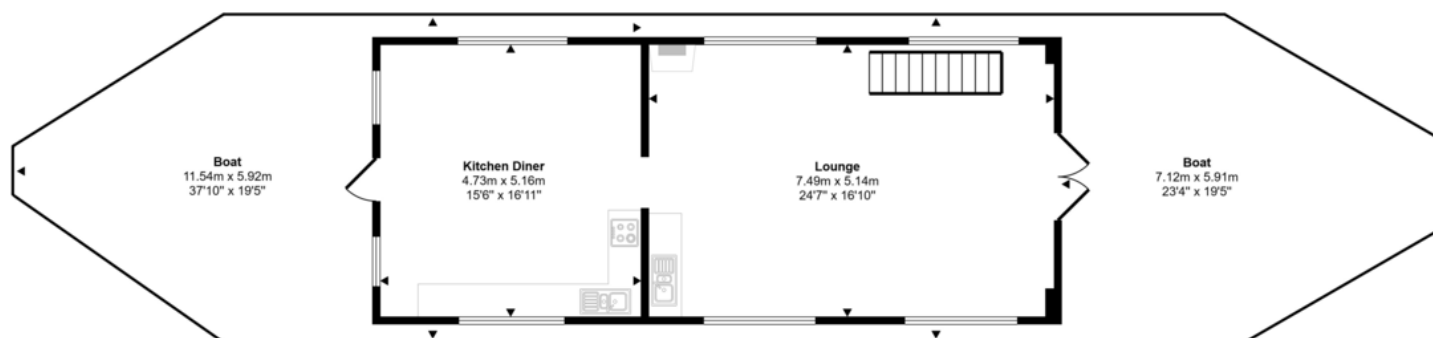
Jubilee Wharf is an award-winning mixed development of housing, businesses, workshops, cafe, offices, and children's nursery. The Zed Shed, a beautiful community hall, which hosts wellbeing and fitness classes, is also located here.

Penryn has an active community and good everyday facilities, including schools and a doctor's surgery. The centre of this historic harbourside town hosts a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous historic pubs nestled amongst its cobbled streets. The town benefits from good communication links with nearby Falmouth via its bus service and train station, which also links to Truro City and the mainline to London Paddington. Beautiful walks, beaches and coastline are just a short drive or cycle ride away, along with some of the finest sailing waters in the UK.





Boat Lower Deck
Approx 126 sq m / 1357 sq ft



Boat Upper Deck
Approx 137 sq m / 1480 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Suranov 360.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.