Absolute Homes
Pyrford Lock, Wisley, GU23

Description:

A rare opportunity to acquire this charming 45ft residential houseboat with a licence from the National Trust on land they own at Pyrford Lock, one of the most picturesque stretches of the River Wey. Offering a truly unique lifestyle, this floating home combines the tranquillity of waterside living with excellent access to local amenities and transport links.

Originally constructed as a static barge in the 1970s and converted into a residential houseboat during the 1980s, The Ark has been moored predominantly at Pyrford Lock ever since. The accommodation is both characterful and practical, centred around a spacious open-plan living, dining and kitchen area, complemented by a separate shower room and WC and excellent storage throughout. The current layout offers the potential to create a second bedroom, subject to individual requirements.

The vessel has been well maintained and significantly improved, most notably with the installation of a completely new steel hull in 2019. A roof terrace provides a wonderful vantage point from which to enjoy the surrounding riverside scenery, while a privately owned storage shed adjacent to the mooring offers valuable additional space.

Designed for comfortable off-grid living, the houseboat benefits from a generator-fed 240V electrical system, 12V batteries, inverter and solar array. Heating is provided by a multi-fuel stove with back boiler serving radiators, alongside an Alde LPG-fired central heating and hot water system. There is a new fridge that can run on 240v electricity or LPG gas which is currently connected to LPG gas. The current owner has maintained the plumbing, electrical and heating systems through regular servicing.

The mooring enjoys the benefit of secure private parking and immediate access to delightful riverside walks, Wisley Golf Club and the nearby Anchor pub. West Byfleet station is approximately two miles away, providing direct rail services into London Waterloo, whilst the A3 and M25 are both easily accessible for road commuters.

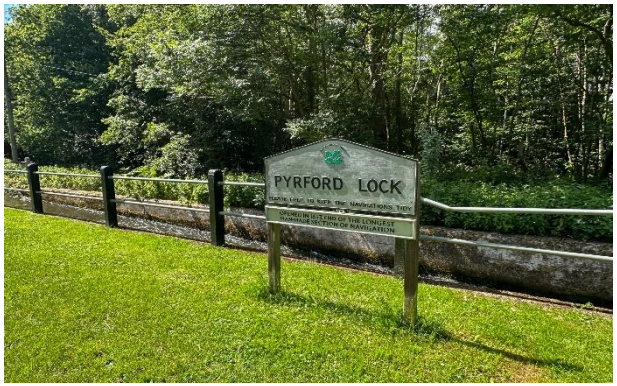
With favourable ongoing costs, including mooring fees of approximately £245 per month (including mooring, mains water, Elsan disposal and parking), this is an exceptional opportunity to embrace a peaceful waterside lifestyle in a highly accessible Surrey location. Early viewing is highly recommended.

INFORMATION

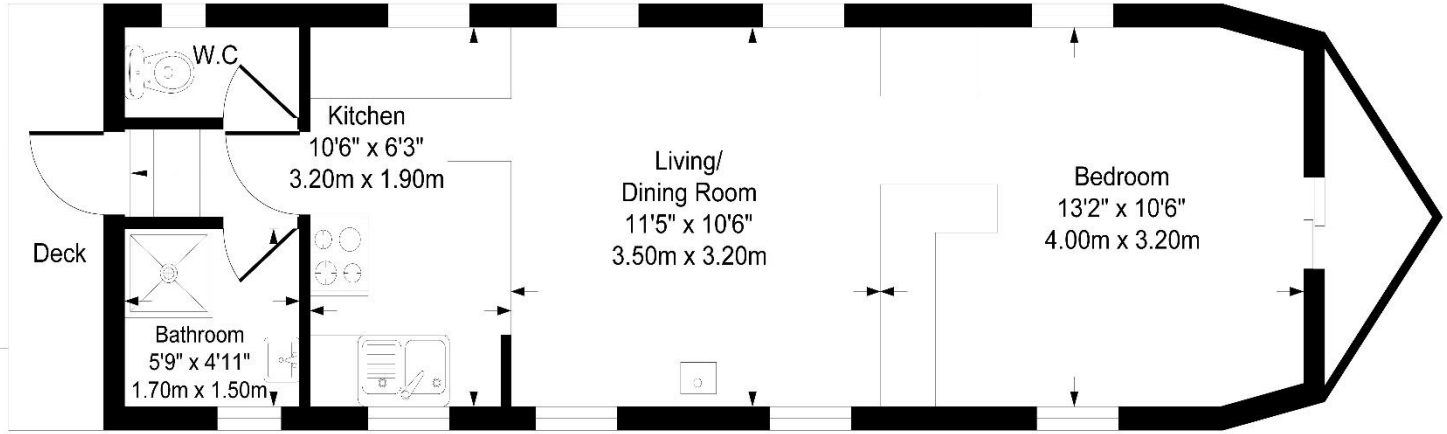
TENURE:	Leasehold Residential Mooring under a National Trust Licence
COUNCIL TAX:	A
COUNCIL:	Woking Borough Council
EPC:	Exempt
PRICE:	£175,000

WATER SURVEY:

- **The Ark has had a full in water survey in 2025 which is available to interested buyers.**
- **As the hull was new in 2019, it would not require a survey until 2029.**



Approximate Gross Internal Area
382 sq ft - 35 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.