



# BOAT SALES

LAKELAND LEISURE ESTATES



## Leah Rose - Traditional Narrowboat

**Price: £42,500**

### Key Features

<b>Location:</b>	Caen Hill Marina
<b>Berths:</b>	2
<b>Length &amp; Type:</b>	55ft Traditional
<b>Year:</b>	2001

#### Disclaimer

Whilst every care has been taken in the preparation of these specifications, no guarantee is given or implied as to their accuracy. These particulars are intended only as a guide and they do not constitute a term of any contract. Lakeland Leisure Estates Ltd advises prospective purchasers to obtain an independent survey from a qualified Marine Surveyor to satisfy themselves as to the condition of the craft.

Contact Us

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## Description

Welcome aboard Leah Rose, a beautifully crafted 55ft traditional stern narrowboat built in 2001. This exquisite vessel, with its hull by Liverpool Boats and bespoke fit-out by Vardy Bros Boat Fitters, combines timeless design with modern amenities, making it perfect for both long-term living and leisurely excursions along the waterways.

The engine room is the powerhouse of Leah Rose, housing a robust Beta Marine Bv2203 engine paired with a PRM 500D2 gearbox. This setup ensures smooth and reliable navigation, allowing you to traverse the waterways with confidence. The engine room is meticulously maintained, with easy access for regular servicing and inspections, highlighting the boat's practical design and attention to detail.

Adjacent to the engine room, the utility room offers a functional space for essential utilities. It's designed to maximize storage and efficiency, accommodating everything from laundry to additional supplies. This room ensures that all practical needs are met without compromising the living space, making it an indispensable part of the boat's layout.

The bathroom is thoughtfully designed, featuring a compact yet fully functional shower, washbasin, and toilet. The clever use of space ensures comfort and convenience, with modern fixtures that blend seamlessly into the boat's traditional aesthetic. The bathroom's practical layout and stylish finishes make it a pleasant and efficient space.

The double bedroom provides a serene retreat with its cosy and inviting atmosphere. Ample storage is built into the design, with cleverly integrated cupboards and drawers that keep the space clutter-free. The warm wood tones and soft lighting create a restful environment, perfect for a good night's sleep after a day on the water.

The galley is a culinary haven, equipped with modern appliances and ample counter space. Whether you're preparing a quick snack or a gourmet meal, the well-appointed kitchen makes cooking a delight. The layout is both practical and attractive, with plenty of storage for all your kitchen essentials, ensuring everything is within easy reach.

The saloon is the heart of Leah Rose, offering a spacious and inviting area for relaxation and entertainment. Large windows and strategically placed skylights flood the room with natural light, creating a bright and airy ambiance. The open-plan design enhances the sense of space, making it an ideal spot to unwind with a book, entertain guests, or simply enjoy the view.

Please note that the following items are not included in the sale: sofa, rocking chair, butcher's block, and all personal effects.

Leah Rose is currently moored at the scenic Caen Hill Marina near Devizes. This unique narrowboat has been meticulously maintained, offering a spacious interior flooded with natural light, thanks to the strategically placed skylights. The open-plan design enhances the sense of space, making it perfect for modern living or simply enjoying peaceful days on the waterways.

The exterior of Leah Rose is as charming as its interior, with a traditional stern that adds to its classic appeal. The well-maintained paintwork and detailing reflect the care and attention given to this vessel. Whether moored or cruising, Leah Rose stands out with its elegant lines and timeless design, evoking the romance of traditional narrowboat life while providing all the comforts of modern living.

### Important Notice:

Due to new regulations, it is crucial to note that this vessel should have been correctly CE marked to comply with the Recreational Craft Regulations. The current owners do not possess this paperwork. Any prospective buyer should independently verify any implications that may arise from purchasing the vessel. It is highly recommended to seek further advice if deemed necessary.

Explore the beauty and comfort of Leah Rose and envision your life on the tranquil waterways. With its perfect blend of tradition and modernity, Leah Rose offers an exceptional opportunity to experience the joys of narrowboat living. Contact us today to arrange a viewing and make Leah Rose your new home on the water.

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## Additional Specs

- **Length/ Boat Style:** 55' Traditional Stern Narrowboat
- **Hull By/ Fit out by:** Liverpool Boats, Vardy Bros Boat Fitters
- **Layout stern to bow:** Engine Room, Utility, Bathroom, Double Bed, Galley, Saloon
- **Year Built:** 2001
- **Hull Thickness:** 10
- **Engine and gearbox:** Beta Marine Bv2203 PRM 500D2
- **Engine hrs/Last Service:** 1998 10th May 2022
- **Berths:** 2
- **Boat Safety Certificate:** BSSER 436407/22 expires 25/06/26
- **Last Blacking & type:** Bitumen 05/09/23
- **Inspection hatch and location:** Stern
- **P/out or Cassette:** Thetford Cassette C250
- **Internal cabin height:** 6'4
- **Insulation:** Polystyrene
- **Last Survey:** 2016
- **External Covers:** Cratch cover
- **Bowthruster:** Yes, but needs a battery
- **Side hatches and Locations:** Galley Port Side
- **Batteries:** 1 x starter and 2 x Domestic
- **Electric Supply:** Hook Up, 12 volt, 240 volt,
- **Galvanic Isolator:** Yes
- **Hot Water Supply:** Immersion and engine when running.
- **Cabin Heating:** Solid Fuel Stove with oven
- **Central heating type:** I radiator in the bathroom run by the engine.
- **Gas Cylinders No & type:** No Gas
- **Water Tank capacity:** 600 Litres
- **Fuel tank capacity:** 120 Litres

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