



# BOAT SALES

LAKELAND LEISURE ESTATES



## Water Rat - Cruiser Stern

**Price: £20,000**

### Key Features

<b>Berths:</b>	2
<b>Length &amp; Type:</b>	27ft Cruiser
<b>Year:</b>	1991

### Description

Step into the Water Rat, a compact yet thoughtfully designed 27ft cruiser stern narrowboat built by Venettan Marine in 1991. Recently revamped and awaiting your personal touch, this charming boat is nearly ready to be your cozs home on the water. Its clever layout offers all the essentials for comfortable living, with a stern entry leading you through a series of well-arranged spaces, including a bathroom, kitchen, and a lounge area that effortlessly transforms into a sleeping nook. Whether you're looking for an adventure-filled lifestyle or a peaceful escape, Water Rat is the ideal vessel to make it all possible.

The interior has been completely refreshed, boasting new Thermawrap and Celotex insulation to keep you warm and comfortable year-round. The kitchen offers ample storage with under-counter cupboards and drawers, while the reconditioned multi-fuel stove in the lounge area adds a rustic charm and warmth to the space. Two bench seats, which easily convert into a double bed, provide flexibility and comfort for lounging during the day and sleeping at night. With 12v electrics and plumbing already installed, this boat is also future-ready for solar power, shoreline connections, and an inverter, offering modern conveniences for life on the go.

For peace of mind, Water Rat has a valid boat safety certificate until November 2026 and was recently blacked with a durable two-pack epoxy coating in February 2023. Its last full survey, completed in 2021, confirms the boat's sound structure. The high internal cabin ceiling of 6'5" creates a surprisingly spacious feel, making this narrowboat comfortable even for taller boaters.

Though the walk-in shower in the bathroom is currently unfinished, this gives you the exciting opportunity to personalize the space to your taste. Imagine creating a sleek, modern bathroom to complement the boat's clean, updated feel. With Water Rat, you have the chance to complete a project that's already well underway and put your own creative stamp on your floating home.



#### 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.

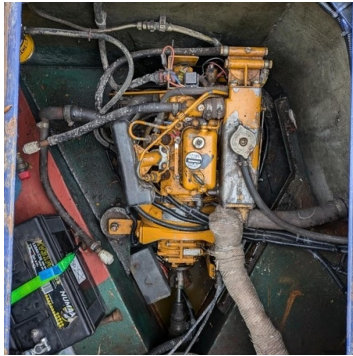
Contact Us

Call: 07801 962636

Email: [roydon@lakelandleisureboatsales.co.uk](mailto:roydon@lakelandleisureboatsales.co.uk)

[www.lakelandleisureboatsales.co.uk](http://www.lakelandleisureboatsales.co.uk)





## Additional Specs

- **Length/ Boat Style:** 27' Cruiser stern
- **Year:** 1991
- **Number of bathrooms** 1
- **Berths** 2
- **Hull By/ Fit out by:** Venettan Marine
- **Layout stern to bow:** bathroom, kitchen, lounge.
- **Engine and gearbox:** Unknown
- **Boat Safety Certificate:** 30/11/2026
- **Last Blacking + type:** Feb 2023 with 2 pack epoxy
- **Hull thickness:** 6-4
- **Inspection hatch and location:** Under stern step
- **P/out or Cassette:** Cassette toilet
- **Insulation:** new Therma wrap and Celotex insulation
- **Last Survey:** 2021
- **External Covers** stern
- **Batteries:** 2 Leisure 1 starter
- **Electric Supply:** Unknown yet
- **Water capacity** 300L
- **Fuel capacity** 60L
- **Hot Water Supply:** Calorifier
- **Cabin Heating:** Multi fuel stove
- **Gas Cylinders No+ type:** Space for X2 6kg LPG Locker needs fitting

### 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

Call: 07801 962636

Email: [roydon@lakelandleisureboatsales.co.uk](mailto:roydon@lakelandleisureboatsales.co.uk)

[www.lakelandleisureboatsales.co.uk](http://www.lakelandleisureboatsales.co.uk)

