

# DESERT ROSE

*Desert Rose* a Semi-Traditional style narrowboat. Her shell was built by Keith Woods & she was originally fitted out by Pinder. She has subsequently been re-fitted out in combination with the owner and Gayton Marina. She is a gas free boat, with the oven and hob being diesel fuelled, and she was re-painted just a year ago in July 2016.

The well deck is a huge 6' 6" long, allowing four people to comfortably dine alfresco.

From here one enters the 10' long saloon. A lovely light room, with oak floors, and an L shaped sofa which also serves as an additional double berth. One of the six webasto diesel fired radiators is in here.

On into the lovely walk through galley with the diesel fired oven & hob, a well placed side hatch over the sink and 12v fridge, with plenty of work surfaces and storage.

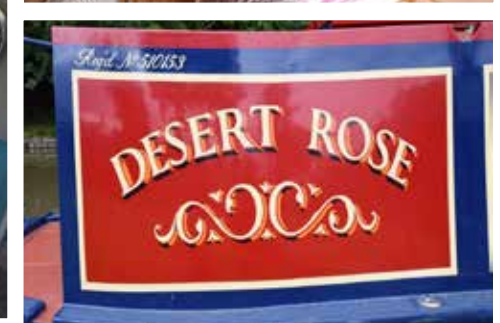
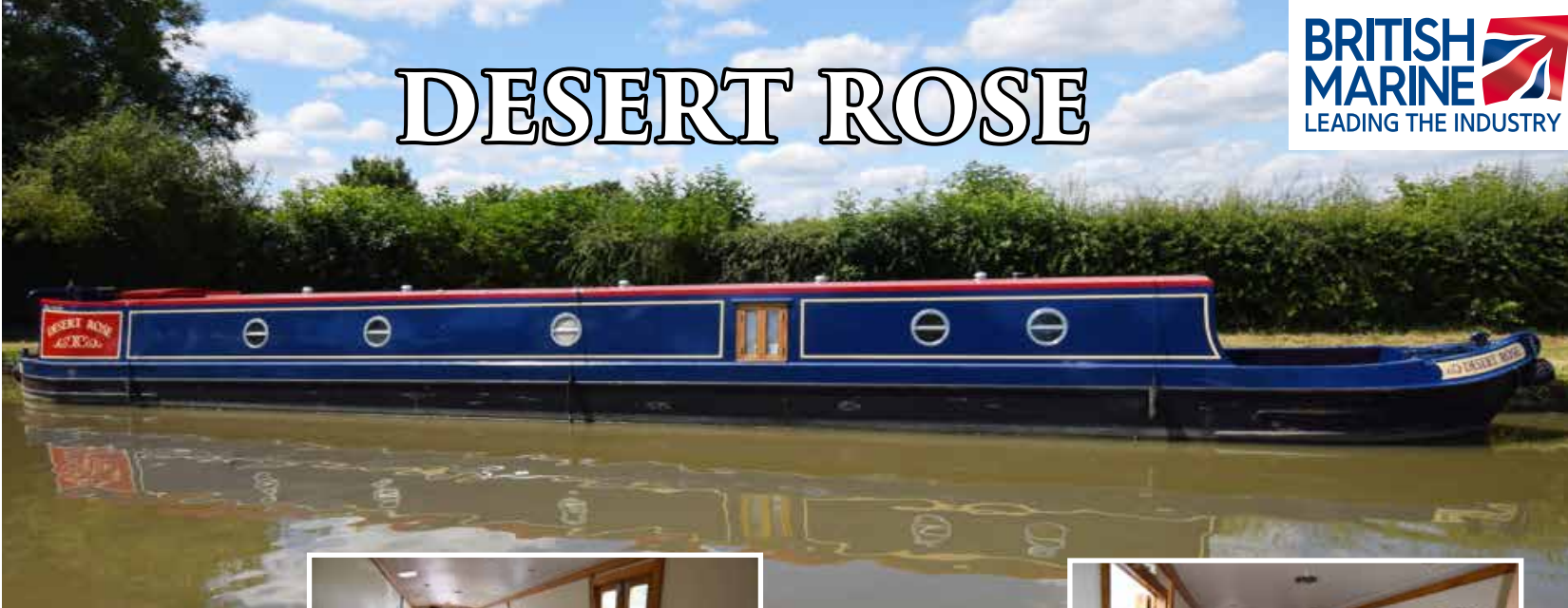
There are then two further areas which follow. The first could be a breakfast bar, an office, or a dinette with the benefit of another side hatch. The options for this space are plentiful. Then into the second area that I would describe as currently being used as the utility area, which houses a large wardrobe and some good shelf space over the washing machine.

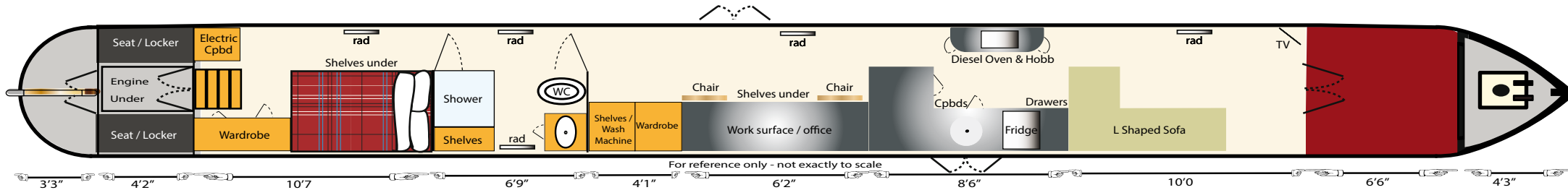
On into the spacious walkthrough bathroom. This houses the pump out electric flush loo, a stylish counter top ceramic basin and a good sized shower cubicle.

The bedroom follows. The bed is 6'2" x 4', with limited storage under, and there is a large wardrobe at the foot of the bed with another cupboard housing the electrics opposite.

The lovely semi trad stern has two bench seats / lockers either side, with the popular Barrus Shire engine under.

A lovely boat, ready for immediate gas-less living or cruising!





## MAIN DETAILS

**Style:** Semi Trad • **Length:** 65' 0" • **Berths:** 2 + 2 on Sofabed • **Hull Builder:** Keith Woods • **Fit out:** Owner / Gayton Marina  
**Steel thicknesses:** 10 / 6 / 4 • **Year:** 2004 • **Reg No:** CRT 510153 • **CIN:** GB RYA 01394B405 • **Boat Safety:** July 2021

### DIMENSIONS

Well deck:	6' 6"
Saloon:	10' 0"
Galley:	8' 6"
Breakfast bar / Office:	6' 2"
Wardrobe / Utility:	4' 1"
Bathroom/wc:	6' 9"
Bedroom:	10' 7"
Semi Trad deck:	4' 2"
Stern Deck:	3' 3"
Internal headroom:	6' 3.5"
Draught:	2' 0"

### MAINTENANCE

Last blacked:	Feb 2016
Anodes:	Checked and satisfactory in Feb 2016
Engine serviced:	August 2016

### HEATING & WATER SUPPLY

Tank & capacity:	Integral in bow. 636 litres
Stove:	None
Central heating:	Webasto Thermo Top to 6 radiators
Hot Water:	Calorifier heated by engine, Immersion & Webasto twincoil

### POWER

Alternators:	80amp starter, 80 amp domestic
Batteries:	4x 110ah domestic. 1x starter
Lighting:	20 12v downlighters throughout
Inverter/charger:	Victron inverter / charger 3000/120
Other electrical:	Landline hook up, 6x 230v sockets
Gas:	GAS FREE

#### Important Notice:

In this transaction we are acting as Brokers only. We are informed that this sale is not related to the Owner's business, trade or profession. Whilst every care has been taken in their preparation, the correctness of these particulars is not guaranteed. The particulars are intended only as a guide and they do not constitute a term of any contract. A prospective buyer is strongly advised to check the particulars and where appropriate to have the vessel fully surveyed and inspected, sea trialled and opened up.

### PROPULSION

Engine:	Barrus Shire 42
Hours:	7,035
Transmission:	PRM 150
Fuel tank:	Under stern deck, 160 litres. Separate heating tank
Weedhatch:	Under rear counter
Bowthruster:	No

### CABIN FIT OUT AND FURNISHINGS

Insulation:	Spray foam
Ballast:	Not seen, believed to be paving slabs
Ceiling:	Painted ply with hardwood trim apart from bedroom which is oak faced ply & oak trim
Cabin sides:	Painted ply with hardwood trim apart from bedroom which is oak faced ply & oak trim
Hull sides:	Ash faced ply with hardwood trim apart from bedroom which is oak faced ply & oak trim
Flooring:	Oak laminate boards throughout apart from vinyl in shower room
Side doors:	Galley starboard side, office port side
Windows etc:	10x polished alloy portholes, glazed front door, glazed side doors
Seating:	4 seater L shaped couch in saloon, 2 free standing in office / breakfast bar area
Cooking:	Wallas Diesel hob & oven (serviced July 2017)
Fridge:	Vitrified 12v with Icebox
Galley worktops:	Laminate
Washing Machine:	Hoover OPHS 612/L 80 6kg
WC:	Vetus Pump out electric flush
Shower:	Laminated cubicle with glass door
Basin:	Porcelain bowl on counter top
Berths:	6' 2" x 4' Double in bedroom, double on couch
Media:	Samsung T24C350 24" flatscreen

### STORAGE

Shelving:	Office x6, shower x3, bedroom x4
Cupboard:	Galley x4, shower x1, bedroom x2
Wardrobe:	Office x1, bedroom x1
Drawers:	Galley x3
Other:	Saloon under couch, chest locker, winerack in galley, limited storage under bed

### NAVIGATION EQUIPMENT

Ropes, Fenders, Hook, Moring Pins, Piling Irons, windlasses

### EXTERIOR

EXTERNALLY RE-PAINTED IN JULY 2016

# £53,950