

LADY JAN



Lady Jan is a charming reverse layout 40' narrowboat built in 2009 by Skater Marine (which became Aintree) and beautifully fitted out by A to Z Marine. She is in wonderful condition both inside and out and feels much more roomy than you would expect from a 40' cruiser stern boat. The paintwork is in really good condition and she was last blacked in July 2022. There is a survey available in the office for viewing from 2019.

We will start at the stern. The cruiser stern is 7' long and, with a taff rail around the back, is a good social space. The engine, a Beta 28, sits in a very clean engine room underneath. This was last serviced (engine & gearbox) in May 2023 with an oil change in 2024. She has only done 578 hours.

She is fitted out in Ash tongue and groove and she is reverse layout, so steps lead into the galley. This is 5'4" long and utilities comprise of a four burner gas hob, oven & grill, a stainless steel sink with drainer, a 12v 'retro' fridge and plenty of storage.

The saloon is 8' long and has a 3 seater sofa opposite a 32" wall mounted Smart TV. There is also an MP3 player in the wall mounted cupboard (with a reading light under). At the galley end of the saloon sits the solid fuel stove.

The bathroom is next. This houses a composting toilet (one year old), a ceramic counter top sink, and a good sized shower cubicle with bi-fold doors. There is an extractor fan over.

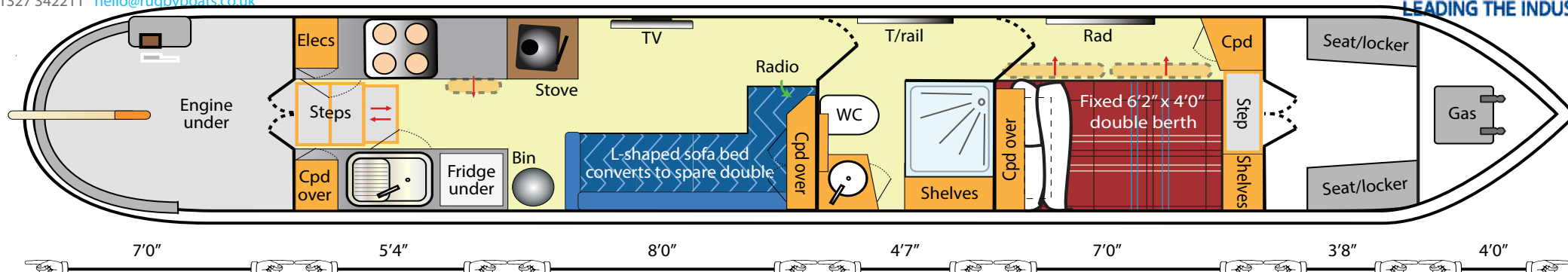
The bedroom is in the forward cabin. The fixed double is 6'2" x 4' and has storage under. There is a cupboard over the head end (with reading lights under) and storage options at the foot end.

Steps lead out onto the well deck. This has a cratch cover with glazed cratchboard. The stainless steel 590 litre water tank is under.

She is centrally heated by a diesel fired Webasto boiler, and the plumbing is still in place to add another radiator if required in the saloon.

The hot water is heated by the engine, the Webasto or an immersion heater. 12v is from the bank of 3 domestic batteries, topped up by the 300w of solar and 230v is from either landline or the 2.5kw Sterling inverter. All the lights are LED and she also has a Galvanic Isolator.

She is a wonderful boat and ready for immediate occupation either as liveaboard (yes, even for a 40' boat there is plenty of room) or a holiday boat.



MAIN DETAILS

Style: Reverse layout Cruiser stern • **Length:** 40' • **Berths:** 2 + 2 • **Hull Builder:** Skater Marine • **Fit out:** A to Z Marine
Steel thicknesses: 10 / 6 / 4 • **Year:** 2009 • **Reg No:** CRT 518858 • **CIN:** GB-RYA01488L909 • **Boat Safety:** September 2025

DIMENSIONS

Forward deck:	4' 0"
Well deck:	3' 8"
Bedroom:	7' 0"
Bathroom:	4' 7"
Saloon:	8' 0"
Galley:	5' 4"
Stern deck:	7' 0"
Internal headroom:	6' 7"
Draught:	2' 0" approx

PROPULSION

Engine:	Beta Marine 28
Hours:	250 (old tach) +328 = 578
Transmission:	PRM 80
Fuel tank:	Integral 180 litres
Weedhatch:	Quick release under stern deck
Bowthruster:	Pole on roof

CABIN FIT OUT AND FURNISHINGS

Insulation:	Spray foam
Ballast:	Not seen, presumed paving slabs
Ceiling:	Solid Ash T&G
Cabin sides:	Solid Ash T&G
Hull sides:	Solid Ash T&G
Flooring:	Engineered oak
Side doors:	None
Windows etc:	8x bus style hopper openers, glazed front doors and cratch board
Seating:	3 seater sofabed (storage under)
Cooking:	Spinflo Caprice MK3 four burner gas hob, oven & grill
Fridge:	12v Swan 'retro' fridge
Washing machine:	No
Galley worktops:	Laminate
WC:	Simploo compost toilet (NEW 2024)
Shower:	Laminate lined cubicle 31"x23" with bifold doors (shower pump NEW 2024). Extractor fan in shower room
Basin:	Ceramic counter top
Berths:	Fixed double bed 6'2" x 4'0". Sofabed offers additional berths
Media:	Samsung QLED 32" Smart TV (NEW 2024). Pioneer MP3 stereo

MAINTENANCE

Blacking:	Last blacked July 2022
Anodes:	x4 (new 2022)
Engine serviced:	Last serviced (engine & gearbox) May 2023 (used very little since). Oil change 2024
Survey:	Last survey April 2019 (available in the office for viewing)

HEATING & WATER SUPPLY

Tank & capacity:	Stainless steel 590 litres
Stove:	Ekol Apple Pie solid fuel stove (NEW 2024)
Central heating:	Webasto Thermo Top C diesel fired central heating to one rad & towel rail. Plumbing in place for a second radiator in saloon
Hot water:	Calorifier heated by engine, Webasto or immersion heater

POWER

Alternators:	1x 100amp, 1x 40amp
Batteries:	1x starter & 3x 130ah domestics (NEW Sep 2022). Battery monitor NEW 2022
Lighting:	LED throughout
Inverter/charger:	Sterling 2.5kw inverter / charger
Other electrical:	300w solar with Victron controller (NEW 2022). Galvanic Isolator. Landline hook up point
Gas:	2x 13kg in bow locker

STORAGE

Shelving:	2x galley, 4x bathroom, 2x bedroom
Cupboard:	3x galley, 1x galley, 1x bathroom, 2x bedroom
Wardrobe:	Small hanging cupboard in bedroom
Drawers:	3x galley, 2x under bed
Other:	In well deck lockers

NAVIGATION EQUIPMENT

Tunnel light, life ring, pole, hook, plank, anchor, ropes, fenders, chains, nappy pins

EXTERNAL

Paintwork in excellent condition (polished with ceramic polish). Cratch cover in good condition. Glazed cratchboard

£49,950