

Emma John is a 57' semi-traditional narrowboat built in 2004 by Keith Wood.

She was last blacked in September 2023 and the four anodes were in good order, and she had a full survey in April 2023 (available for viewing in the office). She is in good condition internally while the exterior paintwork would benefit from a bit of TLC.

The well deck is covered by a cratch cover with clear panels and measures 3'4" long. The cratch board is glazed and the stainless steel water tank (590 litres) is under. There are bench seats / lockers either side. Steps lead into the saloon. This is 12'6" long (including the dinette) and has an L shaped couch, a solid fuel stove, a couple of cupboards and a TV aerial point. There is a JVC CD/radio in the cupboard.

The dinette converts into a spare double. At the moment it is configured to sit just two people but could easily be adjusted to sit four. There is storage under.

The galley is 8'3" and has a side hatch on the port side. Utilities comprise of a four burner gas hob, an eye level oven & grill, space and power for a microwave, a 12v fridge (with ice box) and there is a stainless steel sink. There are plenty of cupboards and a drawer for storage.

A corridor on the port side leads to the bathroom. This has a good sized shower cubicle, a ceramic sink set over a cupboard and a Thetford cassette loo. There are cupboards in between the shower and the cabin sides.

The bedroom is next. The bed is a fixed double (6'3"x4' - extends to 4'6" but needs an infill). There is storage under and has storage cupboards over. At the foot of the bed is a wardrobe, a bank of three drawers and a shelf.

The aft cabin is a bit of a blank canvass. Currently just a bit of a storage room housing the electrics, but this could have a washing machine put in as a utility room, turned into a small office etc...there are options.

Steps lead up to the semi trad deck which has bench seats/lockers either side and storage under. The engine, a Beta 43, is under. This has just been serviced. Propulsion is aided by a bowthruster.

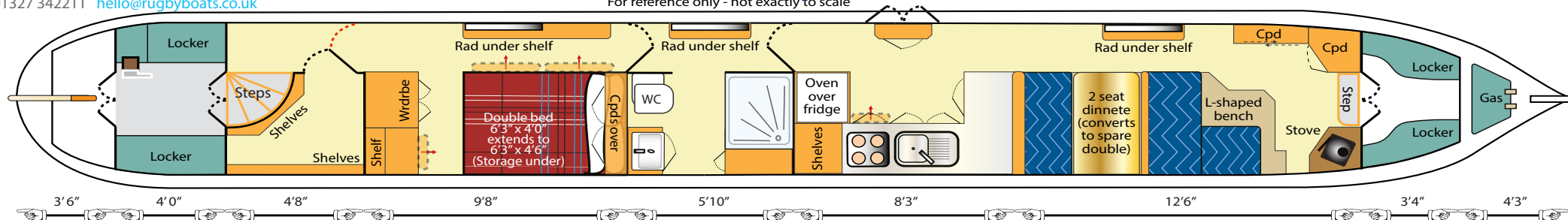
She is centrally heated by an Eberspacher diesel boiler and hot water is from the engine, the Eberspacher or an immersion heater. All the lights are LED and 12v power is from the bank of 3x110ah domestic batteries. 230v is from either landline hook up or the 1600va Victron inverter / charger. There are also 480w of solar to top up the batteries.

She is a lovely boat - in need of a little TLC but she is ready for immediate occupation for a liveaboard or holiday boat.

EMMA JOHN



For reference only - not exactly to scale



MAIN DETAILS

Style: Semi Trad • **Length:** 57' • **Berths:** 2 + 2 • **Hull Builder:** Keith Wood Narrowboats Ltd • **Fit out:** Keith Wood Narrowboats Ltd
Steel thicknesses: 10 / 6 / 4 • **Year:** 2004 • **Reg No:** CRT 515414 / N23854 • **HIN:** GB-KW36D4S57 • **Boat Safety:** Oct 2027

DIMENSIONS

Forward deck:	4' 3"
Well deck:	3' 4"
Saloon:	12' 6"
Galley:	8' 3"
Bathroom:	5' 10"
Bedroom:	9' 8"
Aft cabin:	4' 8"
Semi trad deck:	4' 0"
Stern deck:	3' 6"
Internal headroom:	6' 5"
Draught:	2' 3" approx

PROPULSION

Engine:	Beta Marine 43 (new exhaust system 2026)
Hours:	6,781
Transmission:	PRM 150
Fuel tank:	Integral, 150 litres
Weedhatch:	Quick release under stern deck
Bowthruster:	BSC Bowthruster

CABIN FIT OUT AND FURNISHINGS

Insulation:	Not known, presumed spray foam
Ballast:	Not seen, presumed paving slabs
Ceiling:	Painted T&G
Cabin sides:	Oak T&G
Hull sides:	Oak faced ply with oak trim
Flooring:	Carpet, with lino in bathroom & galley
Side doors:	Port side in galley
Windows etc:	Glazed front doors & bulkhead, 5x bus style hopper openers, 5x 12" opening portholes
Seating:	2 seater dinette (could be reconfigured for four), L shaped couch
Cooking:	Vanette 4000/2 4 burner gas hob, Thetford eye level oven & grill, space & power for microwave
Fridge:	Shoreline 12v fridge with icebox (BRAND NEW)
Washing machine:	Space in aft cabin for washing machine
Galley worktops:	Laminate
WC:	Thetford C200 cassette loo
Shower:	Vinyl lined cubicle with glass bi-fold door. Light over
Basin:	Ceramic over cupboard
Berths:	Fixed double 6'3"x4' (extends to 4'6" - no in-fill). Storage under
Media:	TV aerial socket on saloon, JVC CD/radio

HISTORY

Blacking:	Last blacked September 2023
Anodes:	x4, satisfactory at blacking
Engine serviced:	Last serviced April 2026
Survey:	Full survey April 2023 (copy available in the office for viewing)
RCD Compliance:	HIN number only. No other documentation available. This is not the point of first sale, and therefore the full scope of the RCD does not apply.

HEATING & WATER SUPPLY

Tank & capacity:	Stainless steel, 590 litres
Stove:	Salamander Hobbit solid fuel stove
Central heating:	Eberspacher diesel fired central heating to 3 rads
Hot water:	Calorifier heated by engine, Eberspacher or immersion heater (when on landline)

POWER

Alternators:	x2, output unknown
Batteries:	3x 110ah domestics (new 2023), 1x starter, 1x bow thruster.
Lighting:	LED throughout
Inverter/charger:	Victron Multiplus 12/1600/70 inverter / charger
Other electrical:	480w solar with Epever Tracer controller. 2x 12v sockets, 16x 230v sockets, 1x 12v 3 pin socket, landline
Gas:	2x 13kg - manual changeover

STORAGE

Shelving:	4x saloon, 3x galley, 2x bedroom
Cupboard:	2x saloon, 6x galley, 3x bathroom, 2x bedroom
Wardrobe:	1x bedroom
Drawers:	1x galley, 3x bedroom
Other:	Under saloon couch, under dinette, under bed, under rear steps, rear cabin

NAVIGATION EQUIPMENT

Windlasses, nappy pins, mooring pins, hammer, ropes, fenders, ladder, hook, towbar for bike rack.

EXTERNAL Paintwork tired and in need of some attention

£39,950