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Kings Lock Boatyard

Booth Lane

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BOATFINDER BROKERAGE

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE



REF: 120143

£54,995

- Quality steelwork by Mike Christian/Tim Tyler with side doors and a semi-trad stern.
- Barrus Shire, 50hp marine diesel engine, coupled to a Newage PRM 150 gearbox. Vetus electric bow thruster.
- Professional fit-out by Little Brown Mouse in light oak faced ply with solid light oak trims offering 2-4 berth accommodation.

- Stainless steel water tank.
- 3kw Victron Phoenix Multiplus inverter/charger.
- Electrolux Travel Pack generator.
- Galvanic isolator.
- Battery management system.
- S/F stove & Webasto diesel fired central heating.
- Moorings are available by separate negotiation.

*Boat Finder Brokerage Services is a trading name of Boatfinder Brokerage Services Ltd. Reg'd No. 4923033
Reg'd Address: Kings Lock Boatyard, Booth Lane, Middlewich, Cheshire CW10 0JJ*



BROKER'S SUMMARY

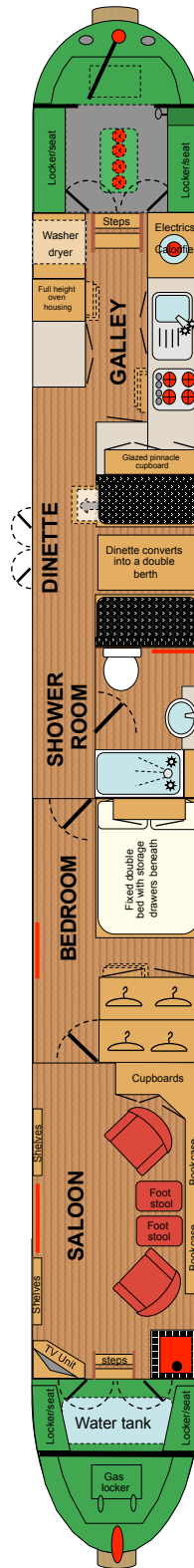
70ft Semi-trad stern narrow boat. Quality 10/6/5/4mm steelwork with side doors and a semi-trad stern by Mike Christian/Tim Tyler. The rear of the boat, comprising the semi-trad deck and rear deck, was originally built as a separate 'butty' but then welded to the rest of the boat by the builder at the request of the owner. Professional fit-out by Little Brown Mouse in light oak. Powered by a Barrus Shire, 50hp marine diesel engine, coupled to a Newage PRM 150 gearbox. Vetus electric bow thruster with controls at the stern.

The Owl and the Pussycat is an extremely well equipped 70ft semi-trad narrowboat owned by the same family since new. She was completed in 2008 and was last out of the water in 2017 for blacking, when the anodes were replaced. She has recently had new batteries and a new shower-head. She offers comfortable 4 berth accommodation with the opportunity to easily extend this to 6 berth accommodation by adding a sofa bed in the forward saloon. The exterior is looking a little tired now and would benefit from a repaint, which is reflected in the asking price

BSSC to March 2019.

LAYOUT DIAGRAM

(not to scale)





FROM THE BOW

From the bow which holds the gas locker, there is a 4' 8" self draining well deck. There is a wooden cratch frame with windows to the front and a vinyl cover. There are steel locker/seats to either side of the well deck. The stainless steel water tank is located beneath the well deck with a surface mounted filler. The headlamp is mounted on the front of the cratch.

GENERIC FIXTURES AND FITTINGS

The ceilings, cabin sides and hull sides are lined with light oak faced plywood panels trimmed with solid light oak. There are curtains or blinds to all windows. Flooring throughout is wood effect laminate.



SALOON 13' 6"

Wooden, ½ glazed front doors open out onto the front deck with steps down into the saloon.

Fixed Furniture: Corner TV unit. Under gunwale shelves. Under gunwale bookcases. Half height cupboards.

Loose Furniture: 2 x leather swivel/recline armchairs with matching foot stools.

Heating: Aarrow solid fuel stove set on a ceramic tiled hearth and surround. 1 x central heating radiator.

Other Features: Samsung flat screen TV. Sony DVD/HD drive recorder.

Lighting: 2 x fixed windows. 3 x brass portholes with top hopper openings. 6 x 240v, LED ceiling lights.

2 x 240v LED wall lights

Power: 6 x 240v sockets. 1 x TV aerial point.



BEDROOM 12' 2"



Furniture: Fixed double bed with storage drawers below. 1 x full height double wardrobe with drawers below, the double wardrobe has a clever design in which the front moves backwards on rails to reveal a second wardrobe behind. 1 x over bed cupboard.

Heating: 1 x central heating radiator.

Lighting: 2 x brass portholes with top hopper openings. 6 x 240v, LED ceiling lights. 1 x 240v, LED reading light.

Power: 4 x 240v sockets.



BATHROOM 6' 4" x 4'



The cabin shower room has a white suite comprising:

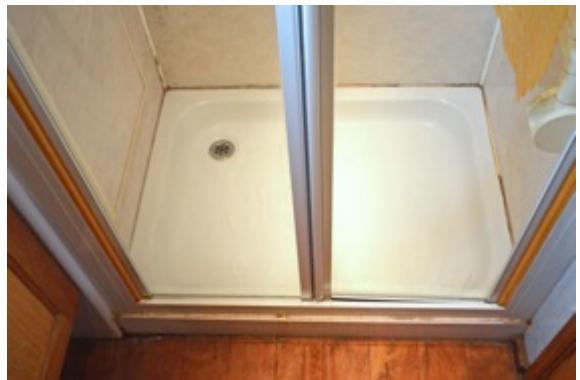
Suite: Large shower enclosure shower with bi-folding doors and a chrome thermostatic shower. Vanity unit with inset wash basin, chrome mixer tap and a cupboard beneath. Jabsco macerating pump-out toilet.

Heating: 1 x towel rail.

Lighting: 1 x brass porthole with top hopper opening and privacy glass. 3 x 240v, halogen wall lights.



Corridor Lighting: 1 x brass porthole with top hopper opening. 2 x 240v, LED ceiling lights.



DINETTE 7'



Fixed Furniture: Pullman style dinette with padded bench seats. There is storage beneath the seats and a pull-out 12v Shoreline freezer. The dinette converts in to a double berth.

Loose Furniture: Oak table top.

Lighting: 1 x window with top hopper opening vent. 1 x set of steel side doors, wood lined internally with inner glazed doors. 4 x 240v, LED ceiling lights.

Power: 2 x 240v sockets.



GALLEY 8' 2" & UTILITY 3' 2"



Appliances: Spinflo, Midi Prima built-in, eye-level gas oven and grill. Spinflo inset four burner gas hob. Gorenje, 240v fridge with ice box. Shoreline 12v, freezer. AEG washer/dryer. Stainless steel inset sink and drainer with chrome monobloc tap.



The walk through galley has custom built cupboards with oak door and drawer fronts. Worktops are Corian stone with matching splash-backs.

The utility area aft of the galley houses the washer/dryer, the calorifier and the electrical equipment for running the boat.

Base units: 2 x double cupboards. 1 x single cupboard that extends into the corner. 1 x 3 drawer unit. 1 x full height oven housing with drawers below and cupboard above. Fridge housing. Pull-out ironing board.

Wall Units : 1 x double Pinnacle cupboard with glazed doors. 2 x corner shelves.



Lighting: 1 x window with top hopper opening vent. 1 x brass porthole with top opening. 5 x 240v, LED ceiling lights. 1 x 240v, fluorescent under cupboard light.

Power: 6 x 240v sockets.

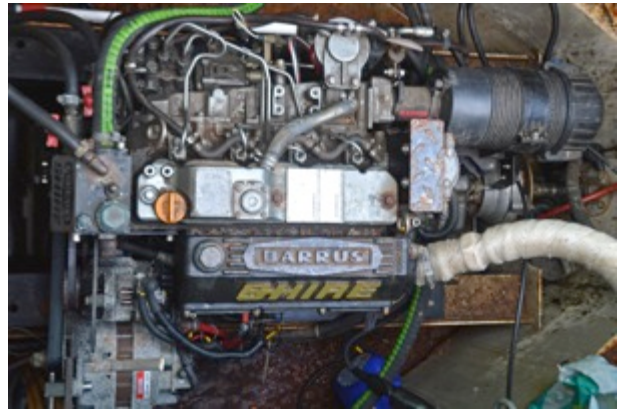


SEMI-TRAD DECK 5' 10" & STERN 3' 4"



Steel rear doors, wood lined internally with sliding roof hatch lead from the utility area to the semi-trad deck where the engine is housed under the lift up floor panels. There are steel locker seats to either side of the semi-trad deck with storage cupboards below. Aft of the semi-trad deck is the rear deck and steering position.

Controls: The single lever engine control is on the port side just inside the stern doors.



SPECIFICATIONS

BUILDER

Quality steelwork with semi-trad stern by Mike Christian/
Tim Tyler. Fit-out in light oak by Little brown Mouse.

BUILD DETAILS

Built in 2008.
Semi-trad stern.
10/6/5/4mm

INSULATION

(Not stated) insulation behind the cabin linings.

BALLAST

Concrete slabs beneath the floorboards.

DIMENSIONS

Overall Length:	70'
Cabin Length:	51' 7"
Width:	6' 10"
Interior Headroom:	6' 6"
Well Deck:	4' 8"
Draught	Not Stated

WINDOWS, DOORS & HATCHES

Port side: 2 x windows with top hopper opening vents. 3 x brass portholes with top opening vents.

Starboard side: 1 x window with top hopper opening vent. 1 x set of steel side doors, wood lined internally with glazed inner doors. 4 x brass portholes with top hopper opening vents.

Front: Wooden ½ glazed front doors. 2 x fixed windows.

Rear: Steel rear doors, wood panelled internally with sliding roof hatch.

ENGINE & TRANSMISSION

The boat is powered by a Barrus Shire, 50hp, 4 cylinder, marine diesel engine coupled to a Newage PRM 150 gearbox with 2:1 reduction, turning the propeller. The exhaust is lagged, silenced and vents out from under the side deck.

The engine powers twin 12v alternators to charge the start battery and the 4 leisure batteries.

BOW-THRUSTER

Vetus 55kgf bow-thruster with the controls at the stern.

WATER

The stainless steel water tank is located beneath the well deck. Water pump with pressure switch is located adjacent to the tank. Twin coil calorifier is heated by the Webasto diesel fired boiler, 240v immersion heater and/or the engine heat exchanger.

HEATING

Heating is provided by the solid fuel stove in the saloon and the Webasto diesel fired boiler running 5 radiators.

ELECTRICS

240v circuit from landline with RCD.

12v lights throughout protected by fuses.

2 x 12v, engine driven alternators.

1 x 12v, engine start battery.

4 x 12v, 110 amp/hr deep cycle leisure batteries.

Victron Phoenix Multiplus 3kw inverter/charger.

Electrolux Travel Pack generator.

Battery Management System.

GAS

2 x 13kg Propane cylinders housed in the bow locker, provide gas to the oven grill and hob.

FIRE SAFETY

3 x 1kg Dry Powder extinguishers

1 x Fire Blanket

1 x Smoke Alarm / Carbon Monoxide Detector

EXTERIOR FINISH

The boat was professionally painted when built using quality coach enamels but is now looking a little tired and would benefit from a repaint. The boat was last docked for blacking 2017 when the anodes were replaced. The hull is protected by a galvanic isolator.

ADDITIONAL ITEMS OF INVENTORY

The boat comes equipped with a normal cruising inventory including a full set of ropes and fenders. Any additional items not listed must be negotiated separately with the owner.

MOORING INFORMATION

Current moorings available by separate negotiation.

PLEASE NOTE: The information contained in this brochure is based on our own inspection and information provided by the owner and is intended as a sales aid only to assist you to decide whether you would like to move to the next stage and view the boat for yourself. Measurements can only be taken as approximate. Nothing contained herein constitutes a contract or offer. This is not a survey. We always recommend that a full survey is carried out prior to purchase.