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Kings Lock Boatyard
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BOATFINDER BROKERAGE

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE



REF: 120150

£27,500

- Quality 8:6:4mm steelwork with cruiser stern by Piper Boat Building.
- Barrus Shire 25hp, marine diesel engine with an PRM 120 D2 gearbox.
- High quality professional fit-out in oak by Venetian Marina giving 2+2 berth accommodation.

- 12/240v throughout.
- Numax Battery Charger.
- Villager solid fuel stove.
- Victron Galvanic Isolator.
- Exterior repaint in 2019.
- Moorings 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

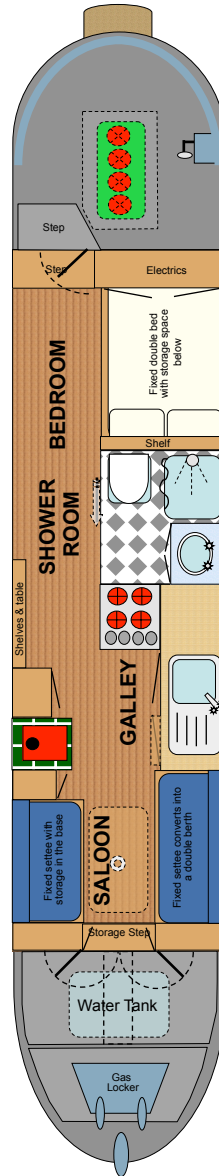
37ft Cruiser style narrow boat. Quality 8:6:4mm steelwork with cruiser stern by Piper Boat Building. There is a cratch and cover to the front and a pram cover to the stern. Professional fit-out in oak by Venetian Marina offering 2 + 2 berth accommodation. Powered by a Barrus Shire 25hp, 3 cylinder marine diesel engine with a PRM 120 D2 gearbox.

Grayswood is a handsome, compact 37ft cruiser stern narrowboat built by respected builder Piper Boat Building in 2001, and fitted out by Venetian marina. The exterior paintwork was repainted by the owner in 2019 and she was last docked for blacking in August 2017 (when she also had new anodes). As such, Grayswood presents a great opportunity to acquire a good value, well cared for starter boat. Moorings are available by separate negotiation.

BSSC to July 2022.

LAYOUT DIAGRAM

(not to scale)





FROM THE BOW

From the bow which houses the gas locker. There is a 3' 8" self draining well deck. There is a wooden cratch frame with window to the front and a vinyl cover. The integral steel water tank is located beneath the well deck with a surface mounted filler.

GENERIC FIXTURES AND FITTINGS

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

SALOON 7' 6"

Hardwood, ½ glazed front doors, open out onto the front deck with a storage step down into the saloon.

Fixed Furniture: 1 x full height storage cupboard. 1 x half height cupboard. 2 x fixed settees with storage space beneath. The fixed settees convert into a double bed. Cupboards to either side of the solid fuel stove.

Loose Furniture: Oak table top with desmo leg for use with the fixed settees as a dining area.

Other Features: Built in JVC radio/CD player.

Power: 2 x 240 sockets. 1 x 12v socket.



Heating: Villager solid fuel stove set on a tiled hearth and surround.

Lighting: 2 x windows with top hopper style opening vents. 2 x 12v, fluorescent ceiling lights. 2 x 12v, LED wall lights.



GALLEY 5' 4"



The walk through galley has custom built solid wood cupboards and doors with a wood effect laminate worktop with tiled splash-backs.

Base units: 1 x large cupboard beneath the sink that extends into the corner. Cooker space. Fridge housing with drawer above. Under gunwale storage for the dining table.

Wall Units: 3 x large wall shelves. 1 x plate rack

Appliances: Belling slot in gas cooker with separate oven and grill and a glazed lid/splash-back. Shoreline compact 12v, fridge with icebox. Inset, stainless steel sink with matching monobloc tap.



Lighting: 2 x windows with top hopper style opening vents. 2 x 12v, fluorescent ceiling lights.

Power: 2 x 240v sockets. 1 x 12v socket.

SHOWER ROOM 4' x 4' 8"

The cabin shower room has a white suite comprising:

Suite: Fully tiled shower cubicle with mixer shower and a shower curtain. Vanity unit with inset wash basin, chrome taps and a cupboard beneath. Porta-potti toilet.



Lighting: 1 x window with top hopper opening vent and privacy glass. 1 x 12v, fluorescent ceiling light.



BEDROOM 6' 2"



Fixed Furniture: Fixed 4' double bed with storage space below. 1 x over-bed shelf. 1 x over-bed cupboard which houses the electrical equipment for running the boat.

Lighting: 2 x windows with top hopper style opening vents. 1 x 12v, fluorescent ceiling light. 1 x 12v, LED reading light.



CRUISER DECK & STERN 6'



A wooden rear door leads from the bedroom to the cruiser deck and steering position. The engine is housed under lift up floor panels.

Controls: The single lever column mounted engine control is on the port side.

Other Features: Taff rail and rear pram cover.



SPECIFICATIONS

BUILDER

Quality steelwork with cruiser stern by Piper Boat Building.
Professional oak fit-out by Venetian Marina.

BUILD DETAILS

Built in 2001
Cruiser stern.
8/6/4/mm (Base plate over-plated with 6mm steel)

INSULATION

Rock wool insulation behind the cabin linings.

BALLAST

Concrete slabs beneath the floorboards.

DIMENSIONS

Overall Length:	37'
Cabin Length:	24' 4"
Width:	6' 10"
Interior Headroom:	6' 4"
Well Deck:	3' 8"
Draught	Not Stated

WINDOWS, DOORS & HATCHES

Port side: 4 x windows with top hopper style opening vents.

Starboard side: 3 x windows with top hopper style opening vents.

Front: Hardwood ½ glazed front doors.

Rear: Hardwood rear door.

ENGINE & TRANSMISSION

The boat is powered by a Barrus Shire 25hp, 3 cylinder marine diesel engine with a PRM 120 D2 gearbox with 2:1 reduction, turning the propeller. The exhaust is lagged, silenced and vents out from under the side deck.
The engine powers a 12v alternator to charge the start battery and the 2 leisure batteries.

WATER

The 200 litre integral steel water tank is located beneath the well deck with a surface mounted filler. Water pump with pressure switch is located adjacent to the tank. Water is heated by the engine heat exchanger.

HEATING

Heating is provided by the Villager solid fuel stove in the saloon.

ELECTRICS

240v circuit from landline with RCD.
12v lights throughout protected by fuses.
1 x 12v, engine driven alternator.
1 x 12v, engine start battery.
2 x 12v, deep cycle leisure batteries.
Numax battery charger.

GAS

2 x Propane cylinders housed in the bow locker, provide gas to the cooker.

FIRE SAFETY

3 x 1kg Dry Powder extinguisher.
1 x Fire Blanket.
1 x Smoke Alarm.
1 x Carbon Monoxide Detector.

EXTERIOR FINISH

The boat was repainted in 2019 by the owner. The boat was last docked for blacking in 2017 when the anodes were renewed. The hull is protected by 4 anodes and a Victron 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

The current moorings maybe 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.