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## BOATFINDER BROKERAGE

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE

Kings Lock Boatyard  
Booth Lane  
Middlewich  
Cheshire  
CW10 0JJ



**REF: 120353**

**£165,000**

- Originally built as a Humber Keel barge by Yorkshire Shipyard in around 1912 with 6 mm steelwork. Fixed steel wheelhouse, double glazed windows and portholes throughout. The portholes are solid brass and were originally from a US naval vessel
- Manoah has been substantially refitted by the current owners in 2014 for use as a floating home to a 3 bedroom lay-out.
- Engine and running gear not fitted.
- Spray foam & Kingspan Insulation.
- Mains water.
- 240v landline.
- Gas fired Worcester PT20RF combi boiler with underfloor heating & S/F stove.
- Full sized domestic appliances.
- Moorings available by separate negotiation.



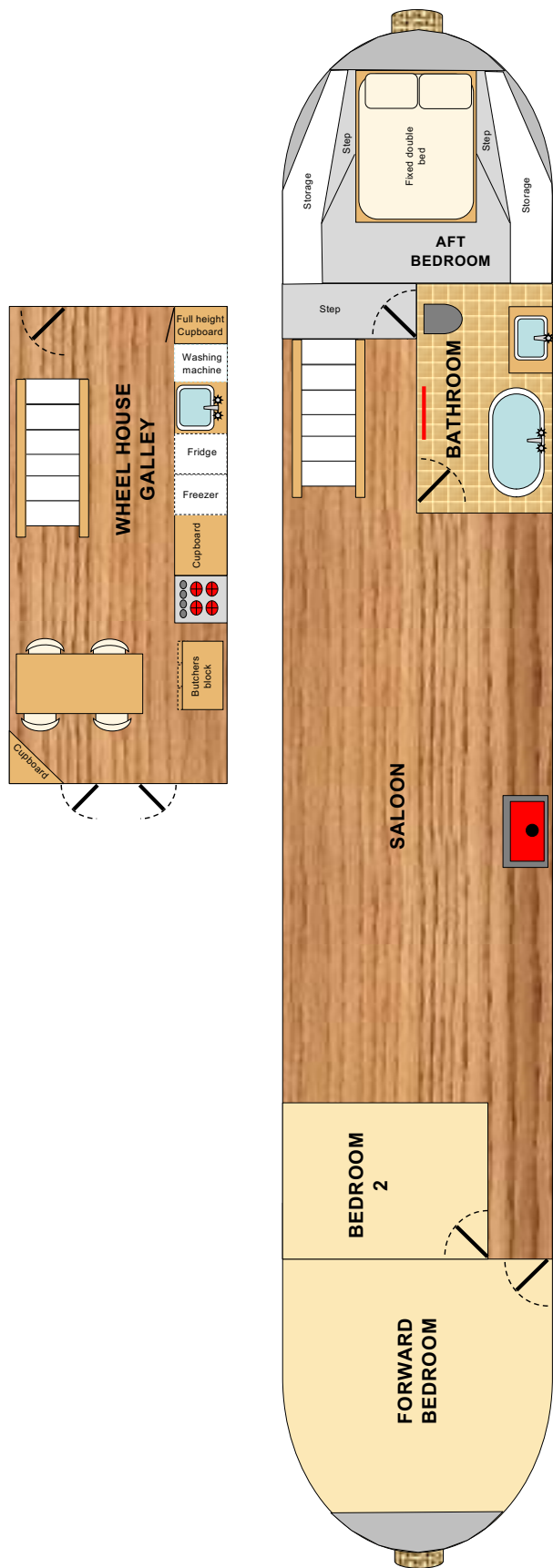
## BROKER'S SUMMARY

**75' x 15' Barge based houseboat.** Originally built as a Humber Keel barge by Yorkshire Shipyard in around 1912 with 6mm steelwork. Fixed steel wheelhouse, double glazed windows and portholes throughout. The portholes are solid brass and were originally from a US naval vessel. Manoah has been substantially refitted by the current owners in 2014 for use as a floating home to a 3 bedroom lay-out. Engine and running gear not fitted.

Manoah presents a fantastic opportunity to acquire a historic barge that has been thoughtfully converted into a spacious and comfortable floating home in 2014. Her transformation was featured in the George Clarke Amazing Spaces television programme. Manoah is a truly spacious home with three double bedrooms. With a beautifully light and airy interior, this boat must be seen to be fully appreciated. She is fully equipped with every convenience required for a life afloat or would serve as a luxurious holiday rental property. Moorings available by separate negotiation. Viewing is highly recommended

BSSC to October 2024.

LAYOUT DIAGRAM  
*(not to scale)*





## FROM THE BOW

From the bow there is a large self-draining fore deck with built in skylight for the saloon below.

## GENERIC FIXTURES AND FITTINGS

The ceilings, cabin sides and hull sides are lined with painted plasterboard. The floor is laid with solid oak planking throughout apart from the two forward bedrooms which have carpet and the bathroom which has ceramic tiles. There are curtains or blinds to all windows.

## FORWARD BEDROOM 13' 7" x 14'



Large forward master bedroom with ample space for a free-standing double bed and furniture

**Heating:** Under floor heating.

**Lighting:** 2 x solid brass side opening portholes. 2 x round skylights. 2 x 240v, ceiling lights.

**Power:** 6 x 240v sockets.





## SECOND BEDROOM 7' 7" x 10'



Second forward double bedroom, that could also be used as a study or second living room. Space for furniture of own choice.

**Heating:** Under floor heating.

**Lighting:** 1 x solid brass side opening porthole. 2 x round skylights. 2 x 240v, ceiling lights.

**Power:** 4 x 240v sockets.

**Corridor Lighting:** 1 x solid brass side opening porthole.



## SALOON 32' 5" x 14'

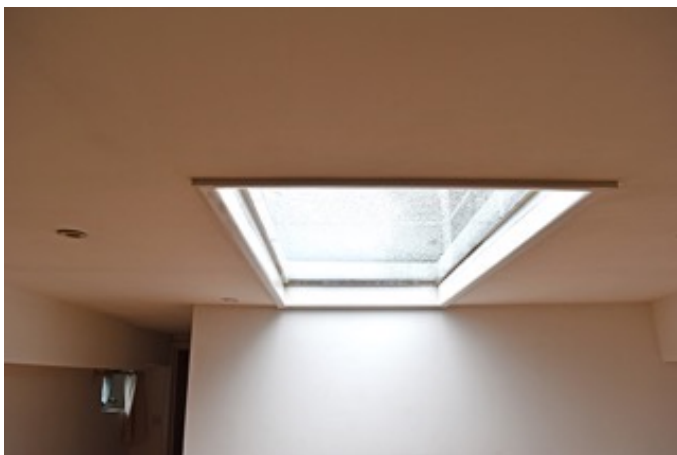


Extremely Spacious lounge with space for your own furniture. Stairs leading up to the wheelhouse galley.

**Heating:** Cosy Fire solid fuel stove set on tiled. Under floor heating.

**Lighting:** 5 x solid brass side opening portholes. 1 x large fixed skylight. 6 x 240v, ceiling lights.

**Power:** 8 x 240v sockets.



## BATHROOM 11' x 6' 8"



The cabin bathroom has a white suite comprising:

**Suite:** Cast iron roll top bath with telephone style mixer tap with shower attachment. Vanity unit with inset wash basin, monobloc tap and storage space beneath. Blue Diamond composting toilet.

**Power:** 1 x shaver point.

**Heating:** 1 x electric towel rail.

**Lighting:** 2 x solid brass side opening portholes. 2 x 240v, ceiling lights.



### THIRD BEDROOM 14' 6"



**Fixed Furniture:** Fixed double bed with storage below. A range of low-level built-in cupboards are fitted both sides of the bed.

**Heating:** Under floor heating.

**Lighting:** 3 x solid brass side opening portholes. 2 x skylights. 4 x 240v, ceiling lights.

**Power:** 6 x 240v sockets.





## WHEELHOUSE GALLEY & DINING 23' 4" x 12'

The fixed steel wheelhouse houses the galley/dining area and has solid beech cupboards with fabric coverings. Solid beech worktops with ceramic tiling to the splash-backs. Spacious dining area that houses a 7ft dining table and a butcher's block'

**Base Units:** 1 x double cupboard. 1 x single cupboard beneath the sink. 1 x full height cupboard. Cooker space. Fridge housing. Freezer housing. Washing machine housing.



**Wall Units:** 1 x large wall mounted corner cupboard.

**Appliances:** Beko slot in gas oven with separate grill. Indesit 240v fridge. Indesit 240v freezer. Candy washing machine. Sharp microwave. Ceramic Butlers sink with chrome monobloc tap.

**Power:** 4 x 240v sockets.

**Lighting:** 5 x wooden double glazed windows with side openings. 1 x set of French doors. 1 x fixed skylight. 6 x 240v, ceiling lights.



## REAR DECK & STERN



A hardwood door leads out to the rear deck with guard rail and gas locker.

## SPECIFICATIONS

### **BUILDER**

Originally built as a Humber Keel barge by Yorkshire Shipyard in around 1912 .

### **BUILD DETAILS**

Built in 1912  
Humber Keel Barge  
6mm

### **INSULATION**

Spray foam & Kingspan insulation behind the cabin linings.

### **BALLAST**

Not stated.

### **DIMENSIONS**

Overall Length: 75'  
Cabin Length 68' 1"  
Width: 15'  
Interior Headroom: 7'1" > 6'4"  
Fore Deck:  
Rear Deck  
Draught: 4" 2"  
Air Draught: Not Stated

### **WINDOWS, DOORS & HATCHES**

**Port side:** 2 x wooden double glazed windows with side openings. 7 x brass side opening portholes.  
**Starboard side:** 2 x wooden double glazed windows with side openings. 7 x brass side opening portholes.  
**Front:** 1 x set of French doors.  
**Rear:** 1 x wooden double glazed window with side opening. 1 x hardwood door.  
**Roof:** 6 x Round sky lights. 2 x large fixed skylights.

### **ENGINE & TRANSMISSION**

No engine or running gear fitted.

### **WATER**

Water supplied from mains water. Water is heated by the Worcester gas fired combi-boiler.

### **HEATING**

Heating is provided by the Cosy Fire solid fuel stove in the saloon and the Worcester gas fired combi-boiler running the under-floor heating.

### **ELECTRICS**

240v circuit from landline with RCD.  
240v lights throughout protected by fuses.

### **GAS**

2 x 47kg propane cylinders housed in the stern locker provide gas to the cooker and the gas fired boiler.

### **FIRE SAFETY**

3 x 2kg Dry Powder extinguishers  
3 x Fire Blankets

### **EXTERIOR FINISH**

The boat last docked for blacking in 2015. The hull is protected by 6 anodes.

### **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**

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.