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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: 120450

£54,995

- Quality 10/6mm steelwork by Stowe Hill Marina to a Thames river-launch style. Large cratch and cover to the front.
- Beta Marine 43hp, 4-cylinder diesel engine with PRM Delta 20 hydraulic gearbox.
- Original professional fit-out by Stowe Hill Marina with a beautiful refit by the previous owner in a mix of painted and light oak panels offering 5 berth accommodation.
- Spray foam insulation.
- Mastervolt 1kw inverter.
- 5 x solar panels and 2 x Victron Energy MPPT controllers.
- Battery management system.
- S/F stove & Eberspacher diesel fired central heating.
- Galvanic Isolator.
- Moorings available by separate negotiation.



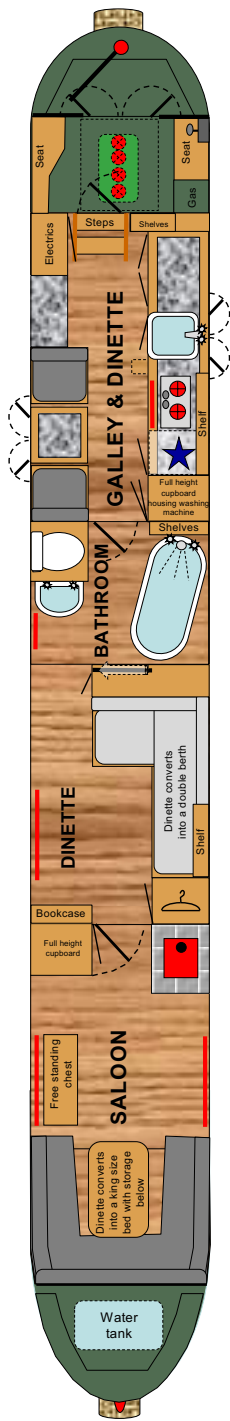
BROKER'S SUMMARY

52ft Unique Semi-trad stern narrow boat. Quality 10/6/mm steelwork by Stowe Hill Marina to a Thames river-launch style. Large cratch and cover to the front. Original professional fit-out by Stowe Hill Marina with a beautiful refit by the previous owner in a mix of painted and light oak panels with solid light oak trims offering comfortable 5 berth accommodation. Powered by a Beta Marine 43hp, 4-cylinder diesel engine with PRM Delta 20 hydraulic gearbox.

Mistress Ann is a gorgeous and unique narrowboat built by Stowe Hill Marina to reflect the style of a Thames river-launch. The large windows in the fore-deck area give a light and airy feel to the beautifully fitted interior. She has comfortable five-berth accommodation that would be equally suited for live-aboard or holiday use. She benefitted from a partial refit to a very high standard by the previous owner in 2024 and was also blacked in 2-pack epoxy in 2024. A survey from 2024 is available. Viewing is highly recommended.

BSSC to November 2026 (to be renewed by the vendor).

LAYOUT DIAGRAM
(not to scale)





FROM THE BOW

The bow which holds the integral steel water tank.

GENERIC FIXTURES AND FITTINGS

The ceilings, cabin sides are lined with painted plywood panels trimmed with solid light oak. Hull sides are lined with oak faced plywood trimmed with solid light oak. All interior wood has been varnished. The flooring is wood effect laminate throughout apart from the forward deck/saloon which has solid oak planks.

FORE DECK / SALOON 15' 2"

Extended, covered fore deck/saloon.

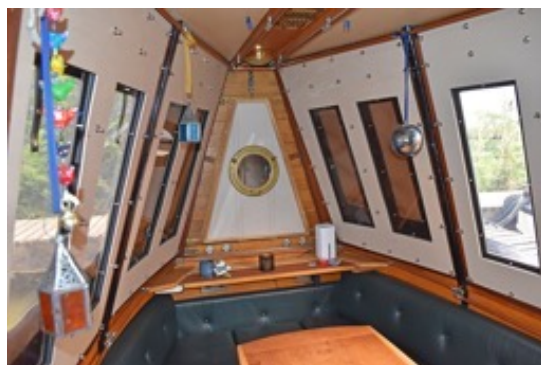
Furniture: "U" shaped dinette with padded leather bench seats with storage below. The dinette converts into a kingsize double berth. 1 x full height cupboard. 1 x large freestanding chest. Dining table with folding legs.

Heating: Morso solid fuel stove set on a tiled hearth and surround. 2 x central heating radiators.



Lighting: 16 x large opening windows. Glazed cratchboard. 4 x 12v, LED ceiling lights.

Power: 16 x 240v sockets, 4 with USB ports.



CABIN / DINETTE 8' 8"

Fixed Furniture: "L" shaped dinette with padded bench seats with storage below. The dinette converts into a double berth. 1 x full height wardrobe. 1 x bookcase. Wall mounted shelves

Loose Furniture: Wooden table -top with folding legs.

Heating: 1 x central heating radiator.



Lighting: 4 x brass fixed portholes. 1 x ceiling Bull's eye skylight. 2 x 12v, LED ceiling lights. 2 x 12v, LED reading lights.

Power: 4 x 240v sockets.



SHOWER ROOM 5' 4"

The full width shower room has full height ceramic wall tiles and a white suite comprising:

Suite: Full-size roll-top bath with a telephone style mixer tap and handheld shower head, additional waterfall shower with shower curtain. Wall mounted ceramic sink with chrome taps. Thetford cassette toilet (with spare cassette, there is also plumbing in place for a composting toilet). Wall mounted shelves.

Heating: 1 x central heating radiator.

Lighting: 1 x fixed porthole. Frosted glass doors. 2 x 12v, LED ceiling lights. 1 x 12v, LED wall light.

Power: 2 x 240v sockets.





GALLEY & DINETTE 10' 2"

The walk through galley dinette has custom built solid light oak cupboards. Worktops are marble and oak.

Base units: 1 x double cupboard. Oven housing. Fridge housing. 1 x single cupboard beneath the sink. Full height cupboard with storage space and plumbing for a washing machine. Full range of shelving. Electrics cupboard.

Appliances: Built in Vanette GG7000 gas oven and grill. Klarstein 2 x burner gas hob. 12v Amica fridge with separate freezer compartment. Ceramic Butler's style sink with chrome monobloc tap.

Fixed Furniture: Compact 2 seat Pullman style dinette with leather padded bench seats with storage below. Can be used as an occasional single berth.

Loose Furniture: Table top with inset marble and a desmo leg.

Heating: 1 x central heating radiator.

Lighting: 2 x sets of steel side doors, wood lined internally with glazed inner. 3 x 12v, LED ceiling lights. 2 x 12v, LED wall lights.

Power: 6 x 240v sockets.



SEMI-TRAD DECK 5' 5" & STERN 3' 8"

A glazed rear door, with sliding roof hatch leads to the semi-trad deck where the engine is housed under the lift up deck panels. There are locker/seats to either side of the semi-trad deck and a gas locker to the port side.

Steel stern doors lead to the rear deck and steering position.



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



Storage: 2 x waterproof top boxes.



SPECIFICATIONS

BUILDER

Stylish steelwork with a unique semi-trad stern and a light oak fit-out by Stowe Hill Marina.

BUILD DETAILS

Built in 1997.
Semi-trad stern.
10/6mm

INSULATION

Spray foam insulation behind the cabin linings.

BALLAST

Concrete slabs beneath the floorboards.

DIMENSIONS

Overall Length:	52'
Cabin Length:	39' 5"
Width:	6' 10"
Interior Headroom:	6' 3"
Draught	Not Stated

WINDOWS, DOORS & HATCHES

Port side: 8 x opening windows. 3 x fixed portholes. 1 x set of steel side doors, wood lined internally with glazed inner.

Starboard side: 8 x opening windows. 3 x fixed portholes. 1 x set of steel side doors, wood lined internally with glazed inner.

Front: Glazed cratch board.

Rear: Glazed rear door with sliding roof hatch. Steel stern doors, wood lined internally.

ENGINE & TRANSMISSION

The boat is powered by Beta Marine 43hp, diesel engine with PRM Delta 20 hydraulic 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.

WATER

The 500 litre integral 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 Eberspacher diesel fired boiler and/or the engine heat exchanger.

HEATING

Heating is provided by the Morso solid fuel stove in the saloon and the Eberspacher diesel fired boiler running 6 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, 105 amp/hr deep cycle leisure batteries.
Mastervolt 1kw inverter.
Battery management system.
5 x solar panels and 2 x Victron Energy MPPT controllers.

GAS

2 x 6kg Propane cylinders housed in the stern locker, provide gas to the oven, grill and hob.

FIRE SAFETY

3 x 1kg Dry Powder extinguishers
1 x Fire Blanket

EXTERIOR FINISH

The boat was last docked for blacking in two pack epoxy in 2024. The hull is protected by 4 anodes and a Sterling 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.