



# BOAT SALES

LAKELAND LEISURE ESTATES



## Joan - Traditional

**Price: £29,000**

### Key Features

<b>Location:</b>	Roydon Marina Village
<b>Berths:</b>	2
<b>Length &amp; Type:</b>	70ft Traditional
<b>Year:</b>	1978

#### Disclaimer

Whilst every care has been taken in the preparation of these specifications, no guarantee is given or implied as to their accuracy. These particulars are intended only as a guide and they do not constitute a term of any contract. Lakeland Leisure Estates Ltd advises prospective purchasers to obtain an independent survey from a qualified Marine Surveyor to satisfy themselves as to the condition of the craft.

## Contact Us

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## Description

Step aboard Joan, a splendid 70-foot traditional narrowboat that effortlessly marries classic design with contemporary comforts. Crafted in 1978 and masterfully fitted out by Dom Pride LTD, Joan presents a charming and practical retreat on the water. The boat is powered by a reliable air-cooled three-cylinder Lister engine, promising smooth and dependable cruising. Recent redecorations enhance its timeless appeal, while thoughtful modifications offer a unique blend of space and style.

Joan's layout is both distinctive and functional. The stern has been thoughtfully sectioned to create a spacious and serene master bedroom, while the bow doors serve as the main entrance, providing an inviting and practical entry point. The boat's design features two large side hatches on either side, ensuring ample natural light and ventilation throughout. The combination of these elements creates a warm and welcoming atmosphere that is both practical and aesthetically pleasing.

Equipped with four 120amp leisure batteries and a Rinnai gas water heater, Joan is designed for modern living on the water. The Morso Squirrel multi-fuel stove adds a cosy touch, perfect for cool evenings. Storage is generously catered for, with removable bow steps providing easy access to the water tank and additional storage space. The spacious king-sized bed in the bedroom, complemented by two pull-out storage units underneath, offers both comfort and practicality. A converted gas bottle stove in the bedroom provides efficient warmth, enhancing the cosy feel of this delightful space. The bathroom is a modern oasis, featuring a Simploo compost toilet, a double shower, and a sink with vanity. For relaxation, the deck on top of the boat provides a perfect spot for seating and taking in the scenic surroundings.

The galley in Joan is a blend of functionality and style. It features a 4-ring hob stove and oven, allowing for versatile cooking options. A fridge with a box freezer provides ample cold storage, while generous cupboard space ensures you have plenty of room for your culinary needs. Under-cupboard lighting enhances the space, creating a bright and inviting area for meal preparation. The battery monitor, conveniently located in the galley, allows you to effortlessly keep track of your power usage, ensuring that all your electrical needs are met with ease.

The lounge area of Joan is designed for comfort and practicality. As you enter through the bow doors, you'll find shelving for storing jackets, shoes, and books, keeping the space organized and clutter-free. The step leading into the lounge pulls out to reveal a large storage area, providing easy access to the 500-liter water tank and additional storage solutions. The main living space features a versatile storage unit that converts into a full-sized table, perfect for dining or entertaining. A comfortable 2-seater couch invites relaxation, while the Morso Squirrel multi-fuel stove adds a touch of warmth and charm to the room.

The master bedroom in Joan is a tranquil retreat, featuring a king-sized bed elevated off the ground. Beneath the bed, two wheeled storage drawers offer convenient access to ample storage space. A clothes rail and a bedside table provide additional practicality and comfort. A converted gas bottle stove in the bedroom ensures that you stay warm and cozy, making this space a true haven on the water. With its thoughtful design and attention to detail, the master bedroom offers a restful and inviting environment.

Joan combines traditional elegance with modern amenities, offering a luxurious and comfortable living experience on the water.

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## Additional Specs

- **Length/ Boat Style:** 70ft Trad
- **Year:** 1978
- **Number of bathrooms:** 1
- **Berths:** 2
- **Hull By/ Fit out by:** Dom Pride LTD
- **Layout stern to bow:** Bedroom, bathroom, galley, saloon bow steps
- **Engine and gearbox:** Air cooled three-cylinder Lister SR3 105
- **Boat Safety Certificate:** Expires 2028
- **Last Blacking + type:** End of 2019
- **Hull thickness:** 6:5:4
- **P/out or Cassette:** Compost toilet
- **Last Survey:** 22/03/2020
- **Side Hatches and location:** Portside and starboard saloon
- **Batteries:** 4 leisure batteries, 1 starter
- **Electric Supply:** Shoreline hookup, 12v lighting, 240v sockets, engine
- **Water capacity:** 500 litres
- **Hot Water Supply:** Gas water heater
- **Cabin Heating:** Multi fuel stove
- **Gas Cylinders No+ type:** 1 x 13kg

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