



## Rosebriar

**Special Price for Quick Sale  
£22,500.00**

Shorter narrowboats are always in demand as they are harder to come by. This one is delightful as it has attractive external lines is cute inside and, unusually for a boat of this length, has both a bedroom and a separate lounge area.



<p><b>Boat Specification:</b></p> <p><b>Vessel Type:</b> Traditional Narrowboat  <b>Length x Width:</b> 38' x 6'10  <b>Built by:</b> Shelby Engineering  <b>Year of Build:</b> 1994  <b>Fitted Out By:</b> Unknown  <b>Fit Out Year:</b> 1994  <b>Hull Thickness:</b> 6.5mm  <b>Boat Safety Certificate Valid till:</b>  May 2029  <b>Last docked for blacking:</b> November 2024</p>	<p><b>Engine Details:</b></p> <p><b>Manufacturer:</b> BMC 1.5L  <b>Year:</b> Believed to be same as the boat  <b>Fuel:</b> Diesel  <b>Last Serviced:</b> November 2024</p>	<p><b>Specifications:</b></p> <p><b>Batteries:</b> 1 starter and 2 leisure  <b>Inverter:</b> No  <b>Shoreline:</b> Yes  <b>Solar:</b> 1 x 100W  <b>Hot water system:</b> Gas geyser  <b>Heating:</b> Radiator in bedroom linked to multi fuel stove in saloon  <b>Headroom:</b> 6'1"</p>
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## Overall Accommodation:

**No of berths:** 2/4 Fixed double berth in bedroom, opportunity to convert current L shape sofa in saloon into a sofa bed

**Headroom:** 6' 1"

**Window type and coverings:** Brass annodised windows with top hopper; curtains in the main living areas, portholes in the bathroom. Side hatch in the galley.

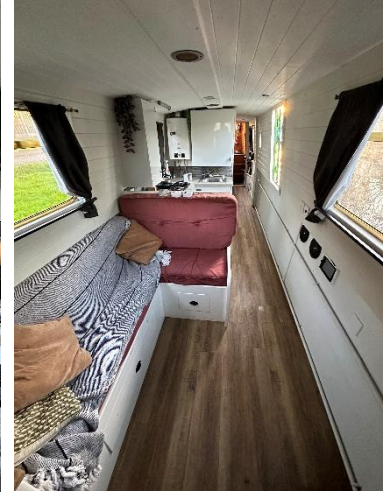
### Internal décor:

**Ceiling and upper panels:** Tongue and groove planks painted white

**Lower sides:** Ply panels painted white

**Floor covering:** Laminate planks in wood look

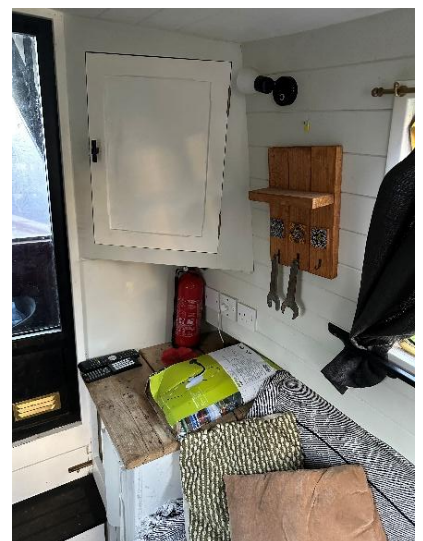
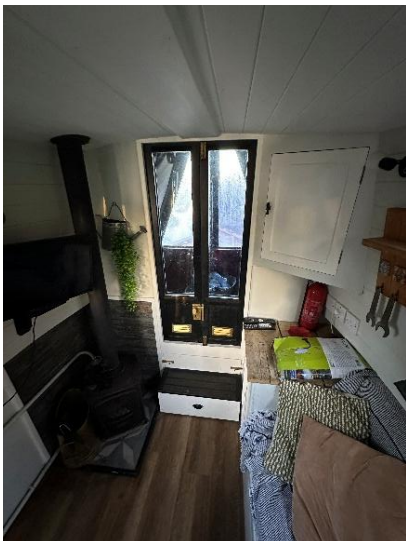
**Lighting:** Inset spots in the ceiling



## Individual Rooms (From Fore to Aft)

### Living Area:

- Entry from front deck via double doors with inset windows
- Fixed L shape sofa with storage below
- Small multi fuel stove, set on feature tiled hearth
- Flat screen TV on wall bracket
- Corner unit with hanging cupboard above



## Galley:

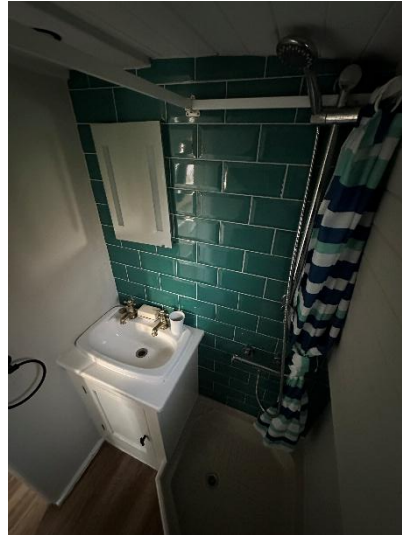
- U shape with units in white offering a range of storage solutions
- Laminate worktops in dove with grained finish
- Tiled uplift in same finish as tiles around stove in saloon
- 4 burner LPG hob in black with separate grill and oven below
- Work top height fridge with ice box
- Stainless sink serviced by a mixer tap



## Bathroom:

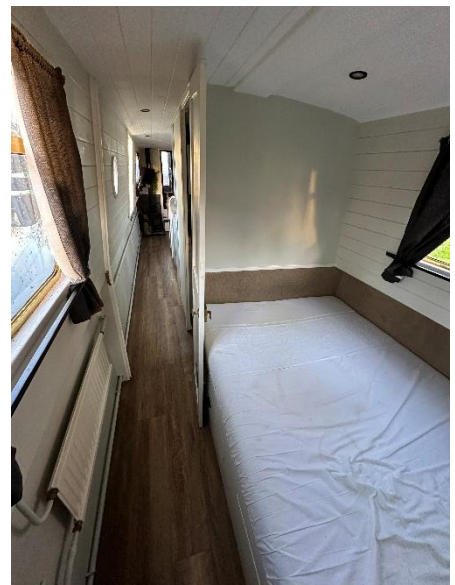
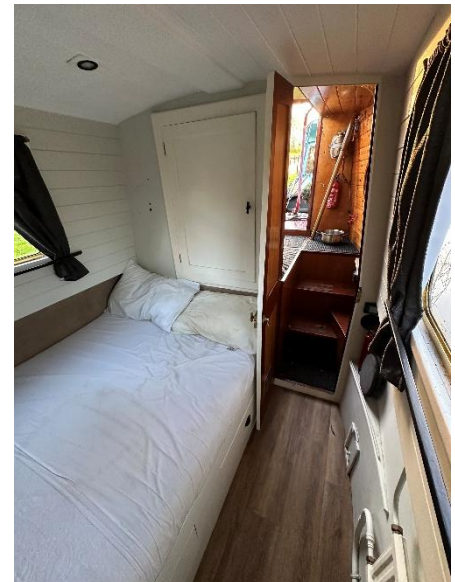
- Corridor links side bathroom to living area
- Small corner shower with feature tiles behind and curtain
- Vanity to the side with storage cupboard, inset sink and mirror above
- Free standing portable toilet





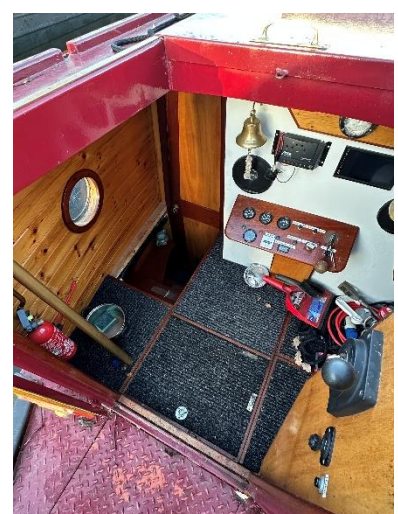
### Bedroom:

- Fixed cabin bed with storage below
- Hanging cupboard above the feet
- Radiator linked to back boiler in stove in saloon



## Engine Room

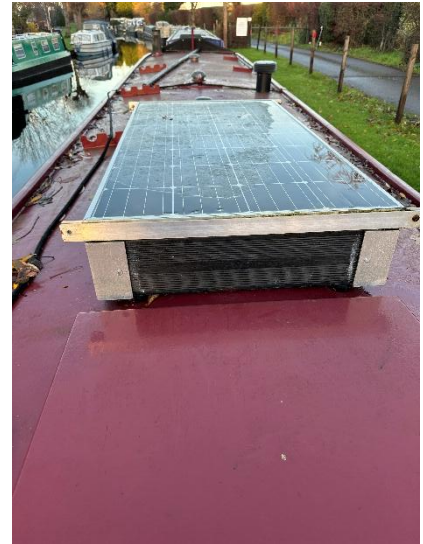
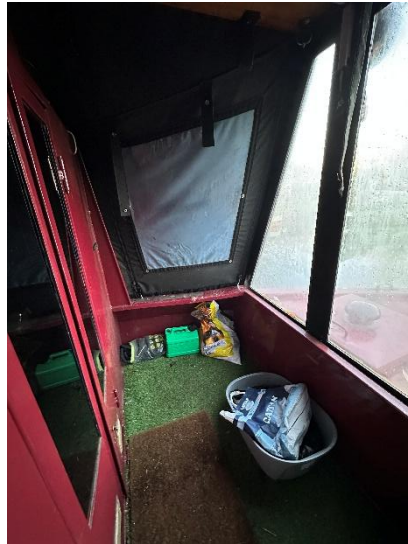
- Engine boxed in to provide additional storage area
- Panels remove for engine servicing and maintenance



## External

- Nicely presented exterior in servicable condition, would benefit from mopping back and touching up in places
- Traditional canal painting on rear doors
- Tractor seats on rear stern for steerer and co steerer
- Storage top box on roof with integral solar panel
- Compact front deck with canopy for secondary storage and sitting out on a pleasant day





### Cruising Gear & Tying Up

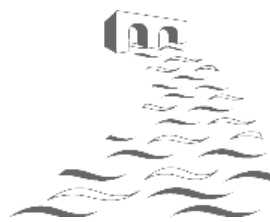
There is a selection of cruising gear onboard, we advise buyers to check through at trial run and purchase any other equipment they may require.

### Other

- Documentation – As this boat was built prior to the introduction of the Recreational Craft Directive, there is no RCD manual and no evidence of a Hull Identification No
- Bill of sale for current owner; this was a private sale and so is basic in its presentation. Seller has also presented us with documents from CRT naming him as the owner
- Electrical installations with older boats were satisfactory at the time of fitting but are often outdated and sometimes surveyors recommend upgrading to meet current requirements
- It is usual for boats of this age to have their outlets close to the waterline; it is possible a surveyor may recommend remedial action to raise these

If you would like further information on Rosebriar, or would like to arrange a viewing, please call Sammy Rose on 01384 295535 or 07702 190850.

Whilst every care has been taken in preparation, the correctness of these particulars are intended only as a guide and do not constitute a term of contract. Prospective buyers are strongly advised to check particulars and where appropriate, have the vessel fully surveyed/inspected.



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