



# BOAT SALES

LAKELAND LEISURE ESTATES



## English Rose

**Price: £28,000**

### Key Features

|                  |               |
|------------------|---------------|
| <b>Location:</b> | Barton Marina |
| <b>Berths:</b>   | 2             |
| <b>Length:</b>   | 47ft          |
| <b>Type:</b>     | Narrowboat    |
| <b>Year:</b>     | 1991          |

## Description

English Rose is a charming 47ft traditional narrowboat built in 1991, offering a wonderful opportunity for anyone seeking a well-kept project boat with plenty of potential. Ideal as a starter boat for a single person or a couple, she provides an inviting layout, classic narrowboat character, and the freedom to make the space truly your own. Currently moored at the beautiful Barton Marina—surrounded by tranquil waters, scenic walks, and a vibrant selection of shops and facilities—English Rose is perfectly placed for relaxed living or peaceful weekend escapes.

Inside, the galley delivers everything needed for simple and efficient onboard cooking. Compact in size yet thoughtfully arranged, it includes a fridge, sink, two gas burners, and an air fryer that doubles as an oven. This practical setup allows new owners to prepare meals comfortably without sacrificing valuable living space.

The lounge is light, spacious, and welcoming, enhanced by a swan hatch that brings in fresh air and abundant natural light. Furnished with two comfortable chairs, it's a versatile area suited to quiet evenings, cosy reading, or entertaining friends. This open space also supports the flexible sleeping setup found onboard.

The saloon area doubles as the bedroom, where owners can enjoy either a king-size bed or two single berths depending on their needs. This adaptable arrangement makes the most of the boat's footprint and allows for comfort whether hosting guests or travelling as a pair.

The bathroom is neatly presented with a pump-out toilet, shower, and sink complete with vanity storage. Clean and functional, it offers everything required for day-to-day living.

With her solid foundation, attractive mooring location, and scope for future improvements, English Rose represents an excellent opportunity for someone ready to embrace life afloat. She's a lovely boat with plenty to offer—and even more to become in the right hands.

## Contact Us

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## Additional Specs

|                                         |                                             |                                |                            |
|-----------------------------------------|---------------------------------------------|--------------------------------|----------------------------|
| <b>Number of Bathrooms:</b>             | 1                                           | <b>Insulation:</b>             | Mix of insulation          |
| <b>Hull by / Fit out by:</b>            | Unknown                                     | <b>External Covers:</b>        | Cratch cover               |
| <b>Layout Stern to Bow:</b>             | Engine room, Galley,<br>Shower room, Saloon | <b>Batteries:</b>              | yes                        |
| <b>Last Blacking &amp; Type:</b>        | 2024                                        | <b>Hot Water Supply:</b>       | New boiler installed 2024  |
| <b>Engine &amp; Gearbox:</b>            | Kaboto                                      | <b>Cabin Heating:</b>          | None                       |
| <b>Engine Hours / Last Service:</b>     | 8                                           | <b>Gas Cylinders No+ Type:</b> | Yes                        |
| <b>Boat Safety Certificate:</b>         | BSSER-472263/23 Exp<br>15.12.27             | <b>Water Tank Capacity:</b>    | Unknown                    |
| <b>Inspection Hatch &amp; Location:</b> | Engine room                                 | <b>Fuel Tank Capacity:</b>     | Unknown                    |
| <b>P/Out or Cassette:</b>               | Pump Out                                    | <b>Outstanding Faults:</b>     | Paint work needs attention |
| <b>Internal Cabin Height:</b>           | 6ft plus                                    |                                |                            |

### 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.

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