

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANN'S
& MANN'S
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

AVONTUUR, MERCURY YACHT HARBOUR, SACHELL LANE, HAMBLE, SOUTHAMPTON, SO31 4HQ



UNIQUE OPPORTUNITY TO ACQUIRE AVONTUUR, A BEAUTIFUL 80FT LONG DUTCH BARGE MOORED IN THE DESIRABLE AND PICTURESQUE BADNAM CREEK ON THE RIVER HAMBLE.

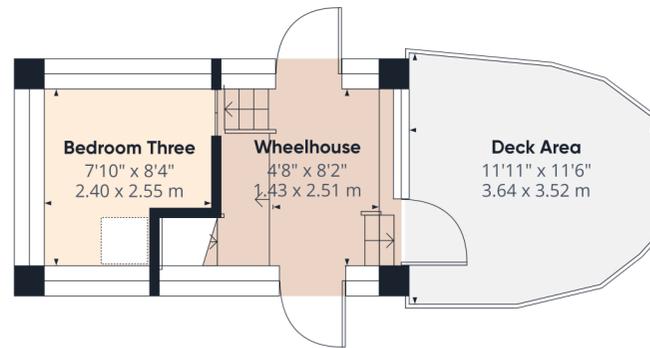
£250,000

Avontuur is an 80 ft-long, 55-tonne Dutch barge, which was originally built in Rotterdam in 1908 and is now moored in an idyllic and picturesque waterside location within Badnam Creek, part of Mercury Yacht Harbour in Hamble. The creek is a beautiful location and an SSSI-designated spot, which is protected and cannot be built on or around. The tide fills the creek twice daily and makes a wonderful haven for swimming, canoeing and paddle-boarding. The surrounding area is popular with sailors and ramblers alike.

Converted to residential accommodation in the 1950's, Avontuur can be re-commissioned as a motor vessel with appropriate skill and budget. The vessel has been located in the same location for over 30 years. There is parking for multiple vehicles within the harbour grounds and a solid workshop.

Briefly, the barge comprises of a wheelhouse, bedroom and deck area on the upper deck. The lower deck consists of an open plan kitchen/dining and living area, a bedroom with a walk-in wardrobe and cloakroom. There is a bathroom, shower room and a further bedroom. Outside is a beautiful waterside garden.

There is a monthly mooring fee of £668 with a renewable annual contract. There is mains electricity, water, TV and telephone facilities. The barge would make the perfect bolt hole, a fantastic weekend/holiday pad or a truly unique full-time home.



Approximate total area⁽¹⁾

970.15 ft²
90.13 m²

Balconies and terraces

120.88 ft²
11.23 m²

Reduced headroom

43.16 ft²
4.01 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

Hamble

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble Country Park.

The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and a library to name a but few. The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marina.

Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike.

Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina.

Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson. Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.





Entrance is through the wheelhouse with doors to either side and traditional equipment in keeping with the classic interior look. There are stairs leading down to the lower deck living accommodation. The deck area is accessed via steps from the wheelhouse and is the perfect spot for entertaining and outdoor dining. From here you are treated to truly spectacular views of the creek. The wheelhouse also offers access into bedroom three, which could make the ideal guest room. Windows to three sides offer elevated and panoramic views of the harbour and creek itself.



Stairs lead down to the main living accommodation where you are greeted by a lovely kitchen/dining and living area. The kitchen comprises of a range of base units with a worksurface over. There is a stainless-steel sink and drainer, a built under oven with an electric hob, space for a dishwasher and additional appliance space. A glass hatch allows an abundance of natural light to flood the space. There is a step down to the living area which is a lovely cosy spot with the addition of a log burning stove. A range of port lights line the sides.

Bedroom one, located at the rear and is a good-sized double room with two glass hatches allowing light into the space. A door leads into a walk-in wardrobe with a range of cupboards, a glass hatch and access into the cloakroom with a wash hand basin and WC. The bathroom benefits from two port lights to the side and comprises of a panel enclosed bath, wash handbasin and a WC. The accommodation further benefits from the added convenience of a separate shower room with a corner shower cubicle with a port hole. Continuing into the hallway there are handy storage cupboards to either side and steps up to bedroom two. Bedroom two is a delightful space with port lights to three sides offering picturesque views of the creek and surrounding area.





Waterside garden



COUNCIL TAX BAND: A - Eastleigh Borough Council

UTILITIES: Connected to mains electricity (metered) and water. The water supply is currently included with the monthly mooring fees.

The mooring fee (currently) £668 has a renewable annual contract.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

1 & 2 Brooklyn Cottages

Portsmouth Road

Southampton

SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold
AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.