

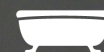


**GRACE**  
ESTATE AGENTS

Dolfijn Pin Mill, Ipswich, Suffolk  
£325,000



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We are delighted to present this four bedroom fully converted house boat which is set in the beautiful riverside hamlet of Pinmill, flanked by ancient woodlands. Accommodation aboard comprises of 4 bedrooms : 2 double (including 1 ensuite and 2 single cabins, open plan galley and larder and spacious saloon, short deck saloon, and wheelhouse.

Nestled in an area of outstanding natural beauty within the wider Suffolk coasts and heath area, Dolfijn's prime position offers panoramic views of the river and all its abundant wildlife; It is a paradise for nature lovers to immerse themselves in the sights and sounds of this awe inspiring location.

Dolfijn is a lovingly maintained river home, served by a private path and spacious jetty, which includes an outbuilding/shack with porch. This property comes with a Certificate of lawful Use issued in 2004. Council tax is band A, significantly there are no mooring charges attached to this well-established residence.

Pinmill is a designated conservation area, offering breathtaking scenery, with tranquil mudflats and an unspoilt cliff plantation; the river and woodlands are teeming with fauna, from a vast array of marine birds such as oystercatchers and cormorants to animals such as deer, badgers and nightingales.

Birdwatchers, sailors, kayaking, swimmers, and ramblers are in their element here, you can even take the foot ferry from Shotley Marina (which is a short walk from Pinmill) to the historic town of Harwich.

Nearer to home The Butt and Oyster pub and restaurant serves real ale and has been featured as a filming location for TV and film. Small businesses such as the historic boatyards, photographic studios, and sailing club cluster at the shoreline to form a vibrant yet friendly community. The Pinmill sailing club annually hosts the Thames Barge race, an event not to be missed!

A perfect way of life awaits you, be it for your new abode or a family getaway to refresh the soul.







### Entrance hall

18'8" x 2'7" (5.7m x 0.8m )

With under stair storage and cloakroom, quarry tile floor, inset ceiling LED spotlights and pendant lighting.

### Forepeak cabin

14'1" x 5'10" (4.3 x 1.8)

Hatch window, built in bed, storage and shelving, LED spotlights, radiator, solid pine floor, point for BT landline.

### Bathroom

4'7" x 6'2" (1.4 x 1.9)

Fitted with a three piece suite comprising electric low level WC, handwash basin, bath, radiator, extractor fan, LED ceiling light, quarry tile floor.

### Port cabin

13'1" x 4'7" (4.0 x 1.4)

Built in bed, storage, and shelving, LED spotlights, radiator, solid pine floor, porthole and round window.

### Open plan living area

29'2" x 14'1" (8.9 x 4.3)

### Larder

5'10" x 6'2" (1.8 x 1.9)

Shelving, fridge, boiler (with solar power option) dishwasher fitting, quarry tile floor, pendant light, port hole.

### Galley

10'2" x 6'2" (3.1m x 1.9m)

Fitted kitchen with range of base units with work surfaces over, tile splash back, electric oven, sink unit, overhead hatch, oval and round portholes, quarry tile floor, LED spot lights.

### Saloon

19'0" x 14'1" (5.8m x 4.3m)

4 hatches, 4 oval port holes, solid pine floor, Jotul wood burner with back burner\*, points for BT landline, two radiators, various shelving, LED spot lights.

\*Back burner fuels radiators in main bedroom, dog house and aftcabin. In winter months it provides hot water for bath and hand basin







- FOUR BEDROOM HOUSE BOAT
- OWN PRIVATE JETTY
- NO MOORING FEES
- PRICELESS VIEW
- PRIVATE RESIDENTIAL PARKING AVAILABLE
- IDEAL FAMILY HOME OR RIVERSIDE/ COUNTRY RETREAT
- NO CAPITAL GAINS TAX OR STAMP DUTY ON RESALE
- FREEHOLD

### Bedroom

12'1" x 10'2" (3.7m x 3.1m)

2 hatches, 2 port holes, radiator, built in kingsize bed, immersion/back boiler heater, airing cupboard, ensuite bath, hand basin, leading to Henderson pump WC. LED spotlights, solid pine floor.

### Dog house

11'1" x 10'9"m (3.4m x 3.3mm)

4 side windows, split level, Hambledon woodburner, solid wooden floor, 2 round LED bulkhead lights, wooden stairs leading to a) aft cabin b) wheel house.

### Aft cabin

8'10" x 7'2" (2.7m x 2.2m)

Orginal sleeping quarters, 2 double bunks with storage, 2 port holes, 4 cupboards, oak floor, radiator.

### Wheelhouse

8'10" x 7'2" (2.7m x 2.2m)

Panoramic windows, 2 sliding doors, solid pine floor.

### Jetty and shed

### Maintenance

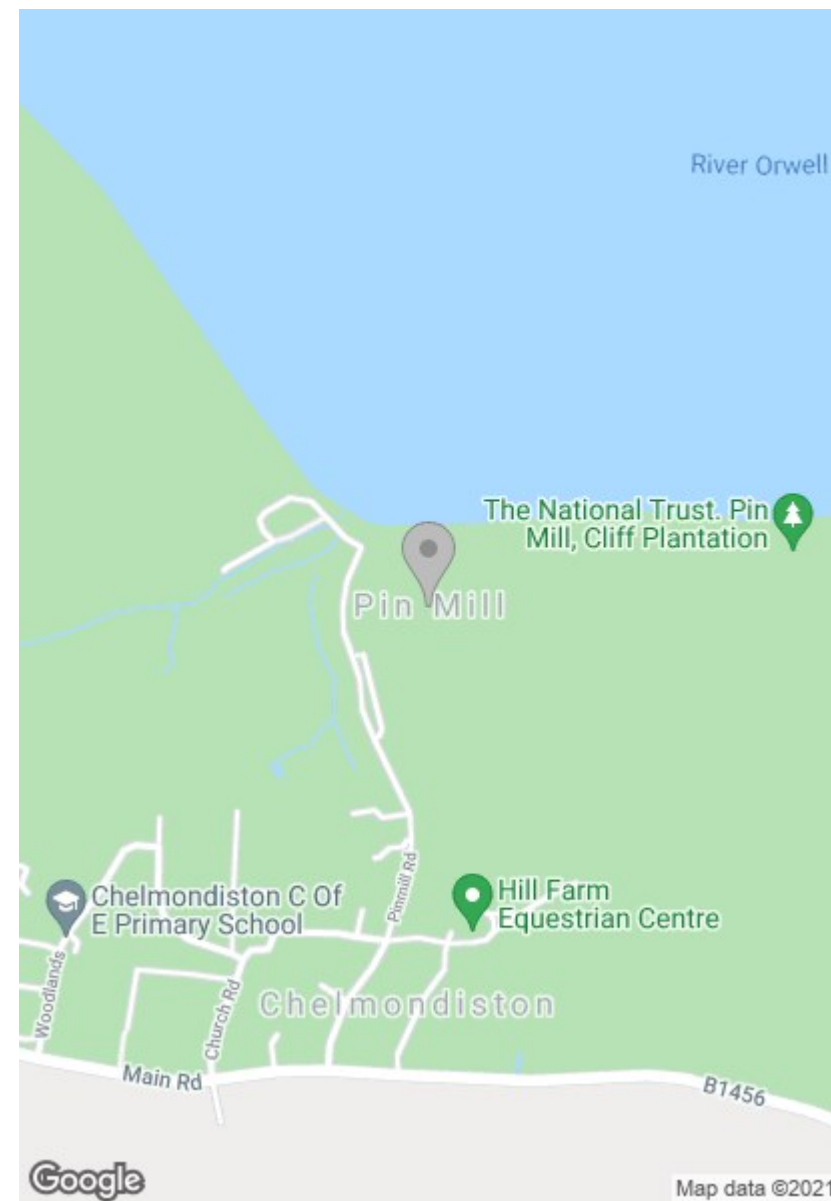
Dolfijn was renovated in 1997, areas of the bottom ware over plated, rivets welded, hull was then shot blasted and coated with International 2 part epoxy paint (this current paint system has been maintained and the current owner recommends for optimum hull protection that she is painted approx. every five years)











## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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