



 Absolute Homes

Friesland, Staines-upon-Thames







## DESCRIPTION:

A rare opportunity to purchase this floating home currently located on a residential mooring privately owned and available for long term mooring agreement.

The vessel was slipped in 2020 and had the hull completely sandblasted and coating in a two-pack anti-foul paint (at a cost of approximately £25,000). The surveyor shown on the 2023 insurance survey also inspected the hull and we had all remedial works completed prior to painting.

In the past 5 years a lot of renovations have been completed including new kitchen, bathroom, electrics and heating and finished to a high standard.

The immediate vicinity is known as Old Staines Village including St Mary's Church with its impressive Gothic architecture. To add to this is the Bells public house dating back to the 17th Century and being a truly 'local's venue'. Staines upon Thames town centre with its variety of independent shops, bars, restaurants, shopping centre and cinema are all within 0.5 miles, Staines mainline railway station serving London Waterloo is within 0.9 miles having regular services to London averaging 40 minutes in journey time and over 100 trains a day, making a commute to work incredibly straight forward. The motorway network via the M25 to the M3 and M4 are also readily accessible.

M/V FRIESLAND is not merely a vessel; she is a floating testament to Dutch maritime craftsmanship, a lovingly preserved 1922 motor beurtschip that has been thoughtfully adapted for contemporary life without sacrificing an iota of her soul. Built by the esteemed Gebr. Coops shipyard of Hoogezand and originally christened "Driebruggen," this majestic barge spent her early years as a workhorse of the waterways, transporting concrete goods with quiet dignity. After her retirement from commercial service in 1987, she was reborn—transformed into a peerless pleasure craft that marries the grandeur of a bygone era with the conveniences of the 21st century.

Today, FRIESLAND graces the Thames at Staines, her VAT PAID status offering her next custodian not just a home, but a sound investment. The barge's eligibility for VAT EXEMPTION on qualifying repairs further enhances her appeal, ensuring that her legacy can be maintained with both pride and practicality.





### **\*\*Engineering Excellence: A Symphony of Power and Precision\*\***

At the heart of FRIESLAND beats a Gardner 6LW engine, a paragon of mechanical reliability, paired with a Twin Disc gearbox for seamless propulsion. This engineering marvel is augmented by a hydraulically powered bow thruster, ensuring effortless maneuverability even in the most challenging conditions. The vessel's Victron Multiplus Quattro 24V 5000VA 120A power management system, coupled with a solar charge controller, guarantees uninterrupted energy autonomy, while the Kabola KB45 boiler provides luxurious hot water and heating at the turn of a dial.

For the practical mariner, FRIESLAND boasts a fully independent hydraulic car crane, complete with electric slew and winch, as well as cutting-edge navigational aids including a DSC VHF radio and Class-A AIS transponder. The timber-clad wheelhouse is a masterpiece in itself, featuring a convertible raised seating area that transforms into a sumptuous king-size bed—perfect for accommodating guests or serving as an idyllic retreat during summer voyages.

### **\*\*A Floating Residence of Unparalleled Refinement\*\***

#### **\*\*The Galley: A Culinary Sanctuary\*\***

Step into a kitchen that would delight even the most discerning chef, where quartz worktops gleam beneath the light and a Smeg cooker and oven stand ready for gastronomic creativity. The Shaws ceramic sink, equipped with an insinkerator and crowned by a Perrin & Rowe Phoenician filter tap with pull-out spray rinse, elevates functionality to an art form. Adjacent, a Liebherr undercounter fridge and matching freezer stand sentinel, ensuring provisions are kept in impeccable condition.

#### **\*\*The Saloon: An Oasis of Comfort\*\***

The living quarters exude warmth and sophistication, with teak parquet flooring underfoot and an ensemble of two electrically operated reclining leather chairs and two plush cloth armchairs inviting relaxation. A 55-inch Panasonic OLED TV, accompanied by an Orbit Sound A70 soundbar and linked to a Maxview fully automatic satellite dish, ensures entertainment is always at hand, no matter how remote the mooring.

#### **\*\*The Bathroom: A Spa-Like Retreat\*\***

Indulge in the recently renovated floor-to-ceiling tiled shower room, where a full-size shower cubicle promises invigorating respite. The marble vanity unit, adorned with a heated, internally lit mirror, adds a touch of opulence, while the discreetly placed Planus ceramic macerating toilet operates with whisper-quiet efficiency.

#### **\*\*The Laundry Room: Unmatched Convenience\*\***

A rarity on vessels of this size, FRIESLAND's dedicated laundry room houses a Siemens front-loading washer and matching condenser dryer, ensuring that life aboard remains as effortless as life ashore.

#### **\*\*Accommodations: Restful Elegance\*\***

Master Cabin: A serene haven offering flexible sleeping arrangements—configured as **\*\*two singles or a queen-size bed\*\***—amidst an ambiance of understated charm.

Second Cabin: Currently serving as an office, this versatile space could easily become a walk-in wardrobe or an intimate guest quarters.

### **\*\*The FRIESLAND Experience: Where Heritage Meets Adventure\*\***

To helm FRIESLAND is to command a vessel of extraordinary grace and capability. Her classic Dutch lines, a rarity in an age of sterile replicas, turn heads at every lock and quay, while her modern systems ensure that even the most novice skipper can navigate with confidence. Whether cruising the picturesque river networks of the UK and Europe or serving as a stationary residence, FRIESLAND adapts to her owner's dreams with effortless poise.

### **\*\*An Unprecedented Opportunity: The Crown Jewel of Moorings\*\***

FRIESLAND is offered with the exclusive option to lease a private, single mooring on freehold land in Staines, mere steps from the verdant expanse of Lammas Recreational Park. This rare gem includes:

- A charming cabin for additional storage or workspace.
- Mains power, black water disposal, and freshwater access.
- The security of a privately owned site, with lease terms negotiable for long-term peace of mind. No fleeting marina berth, this is a permanent address on the water—a privilege seldom available in today's crowded waterways.

### **\*\*A Call to the Discerning Few\*\***

FRIESLAND is more than a barge; she is a lifestyle, a piece of history, and a sound investment awaiting the right steward. To explore the possibility of making her yours, or to arrange a private viewing, please contact:

Act swiftly—such opportunities are as rare as the vessel herself.

Note: This prospectus is intended as a guide. Prospective buyers are encouraged to verify all specifications and arrangements to their satisfaction.





## SPECIFICATIONS:

**Hull:** rivetted steel, 23.68m (77ft 8in) x 4.16m (13ft 8in).

Draught with fuel and water tanks full  $\pm 1.35\text{m}$  (4ft 5in), air draught  $\pm 3.22\text{m}$  (10ft 7in) ( $\pm 2.2\text{m}$  (7ft 3in) with wheelhouse demounted)

**Engine:** Gardner 6LW with Twin Disc gearbox

**Propellor:** 24" x 15" RH 3-bladed on 2.1/8" stainless steel shaft

**Fuel:** Two tanks on each side; forward ones 210 gallons (955 ltr) each, aft ones 110 gallons (500 ltr) each. Total capacity  $\pm 2.4$  tonnes

**Fresh water:** 350 gallons = 1.5 tonnes,  $\pm 1590$  litres

**Sewage capacity:** 200 gallons = 0.9 tonnes,  $\pm 900$  litres

**Ballast:**  $\pm 18$  tonnes cast steel blocks

**Bow thruster:** Hydraulically powered from main engine, which also powers the lift on the anchor winch.

**Car crane:** independent hydraulically operated jib, electric slew and winch \*(2-ton)

A Lister Alpha LPW/S2 generator with remote start/stop positions throughout the ship provides 240v power and also charges the domestic batteries.

Victron Multplus 3000 with solar controller

Kabola KB45 diesel fired heating system.

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## INFORMATION

**TENURE:** Leasehold Residential Mooring  
**MONTHLY FEES:** Awaiting Price Confirmation  
**PRICE:** £200,000  
**COUNCIL:** Royal Borough of Windsor and Maidenhead  
**COUNCIL TAX:** Band A

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

