

Sea Spider, Dolphin Haven

Brixham

Price £75,000

Freeborns ESTATE AGENTS

A rare and exciting opportunity to acquire a residential liveaboard vessel occupying a prime berth at Dolphin Boatyard along the tranquil reaches of Galmpton Creek on the River Dart.

"Sea Spider" is an exceptionally well-built 1993 Corvette 320 motor cruiser. Renowned for her class-leading wide beam (3.91m / 12'10"), the vessel delivers an impressive level of interior floor space, standing headroom, and layout flexibility comparable to a petite 1 bedroom coastal apartment.

The marina management at Dolphin Boatyard has formally confirmed that full-time residential liveaboard use is permitted on this berth (holiday letting/Airbnb is strictly prohibited to maintain the peaceful atmosphere of the marina community). The yard has also indicated a willingness to retain the vessel in her current prime position for an incoming purchaser, subject to standard yard terms.

With annual mooring fees starting at £3,780 upfront (or £346.50 pcm), this presents an extraordinarily cost-effective alternative to traditional bricks-and-mortar property ownership in the South Hams.





Sea Spider, Dolphin Haven, Galmpton, Brixham, TQ5 0EH

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

VESSEL BOARDING & EXTERNAL DECKS:
Access is gained via the side decks or stern platform onto the wide, safe walkaround side decks featuring high stainless steel guardrails.

COVERED AFT DECK / SUN SUITE:
A elevated outdoor living space sheltered by a full canvas enclosure with transparent windows. Offering panoramic views across Galmpton Creek, this area functions as an ideal conservatory/alfresco dining room. Moulded seating, storage lockers, and steps leading up to the upper helm position.

DECK SALOON / MAIN LIVING AREA:
Stepping down into the main living quarters, the saloon is flooded with natural light from large wraparound safety glass windows.
* Seating Area: Comfortable L-shaped settee to starboard with table (converts to double berth for guest accommodation), storage drawers beneath.
* Interior Helm Station: Positioned to port with full engine instrumentation, wooden steering wheel, and dual throttle controls.
* Flooring & Joinery: Quality teak interior joinery throughout with fitted carpets and ceiling spotlights.

GALLEY:
Positioned lower to the starboard side, opening seamlessly to the main saloon.
* Fitted with a range of wall and base units with timber trim and work surfaces.
* Stainless steel double sink with hot/cold mixer tap.
* Integrated 4-burner gas hob, oven, and separate grill.
* Front-loading 12V/240V refrigerator with freezer compartment.
* Dedicated crockery storage, cutlery drawers, and under-counter cupboards.

AFT MASTER CABIN (EN-SUITE):
A standout feature for a vessel of this size, utilizing the full width of the beam.
* Double berth with fitted mattress and storage drawers below.
* Generous handcrafted teak wardrobes, hanging lockers, and vanity dressing table.
* Windows to side and rear elevations offering water views and natural ventilation.
* Door leading to:

AFT EN-SUITE SHOWER / WC:
* Fitted marine toilet with manual pump out.
* Wash hand basin set into a vanity unit with storage below and mirror above.
* Dedicated shower area with electric drain pump, mixer valve, and shower head.
* Opening portlight for ventilation.

FORWARD GUEST CABIN:
* Twin V-berths with fitted cushions and storage underneath.
* Hanging wardrobe, high-level shelving, and reading light points.
* Opening deck hatch providing natural light and emergency egress.
* Door leading to:

FORWARD HEADS / DAY WC:
* Accessible directly from the forward cabin.
* Fitted marine toilet and wash hand basin.
* Opening portlight.

OUTSIDE & MARINA FACILITIES

Dolphin Boatyard is situated in a sheltered, scenic creek on the upper reaches of the River Dart between Dartmouth and Totnes. On-site facilities for berth holders include car parking, freshwater supply, shore power hookups (metered), slipway services, and secure toilet/shower amenities.

MOORING FEES & TERMS:
* Annual Payment Upfront: £3,780.00 per annum.
* Annual Pay Monthly Option: £346.50 per calendar month (£4,158.00 total per annum).
* Contract Basis: Currently held on a flexible monthly arrangement during sale; transferable to a 12-month residential contract upon application by the buyer.

SERVICES
* Electricity: 240V shore power connection supplying internal socket outlets and battery charger.
* Water: Pressurized hot and cold water system heated via engine calorifier and 240V immersion heater.
* Heating: Diesel-fired warm air heating system with outlets in main cabin areas.
* Engines: Twin Cummins 6BTA 5.9L Turbo Diesel inboard engines (300hp each) shaft driven.

LEGAL & TENURE NOTES

* Local Authority: South Hams District Council.
* Council Tax Band: Exempt / Not Applicable.
* EPC Rating: Exempt (Marine Vessel / Non-Fixed Structure).
* Consumer Protection from Unfair Trading Regulations: All details relating to berth transferability and liveaboard terms are provided based on our correspondence from Dolphin Boatyard. Prospective purchasers are advised to verify mooring contract terms directly with the boatyard prior to exchange.

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