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## Xanthus £38950



### **Hancock and Lane 1980 - 70.11ft - Traditional Stern Narrowbeam boat lying at Mercia**

Xanthus has been a much loved floating home for the last 37 years and has traveled the waterways extensively. At 70' there is no better size to have as a livaboard boat, well able to navigate the vast majority of the canal system. Xanthus was built in 1980 by Hancock and Lane and used initially as a hotel boat operating from Cropredy on the southern Oxford. As you would expect the accommodation is excellent with a large forward saloon with multi fuel stove with back boiler. A good size galley has a Stoves cooker and Logik fridge/freezer. The bedroom has a fixed double, overhead cupboard and wardrobe. The bathroom has a separate toilet compartment, bath with shower over and sink in a vanity unit & washing machine. The engine room with houses the engine and all services. At the stern is the boatmans cabin.

*Printed on 28th February 2025*

# Xanthus

## CONSTRUCTION

Width	6'10"	Draft	2.5
Construction	Steel	Horse Power	30
Builder	Hancock and Lane	Fitted out by	Builder
Steel Spec	6.6.4 -- Some overplating taken off	Clutch	Yes
Rear Cover	None	Side Doors	Yes

## ENGINE

Engine Make	Perkins	Engine Model	PD3 3.152
Engine Hours		Engine Last Serviced	2023
Gearbox	.....	Bowthruster	None
230v Landline	Yes	Inverter	Invertek 3000
Domestic Batteries	2 - New August 2024	Battery Charger	Waeco
Battery Management	Yes - Adverc	No. Alternators	2
Generator	No	Solar Panels	2 x 100w
		Stern Thruster	None

## HEATING

Type of Heating	Multi Fuel Stove + Back Boiler	No. Radiators	3 including bathroom
Calorifier	Yes	Gas	Yes
Fresh Water Tank Type	Integral	Fresh Water Tank Capacity	Reported 300 galls
Fuel Tank Capacity	Approx 40 galls	Insulation	Other
Waste Tank Capacity	N/A	Hot Water Via	Engine and Heater Unit

## CABIN

Cabin Lining	Oak - T&g ceiling	Trim	Redwood
Flooring	Carpet / Laminate	No. Berths	4
Glazing/Windows	single glazed	Satellite	No

## BEDROOM

Bed	Fixed Double	Storage Under	Yes
Wardrobes	Yes	Overhead Lockers	Yes
Dressing Table	No		

Extras / Notes: The bedroom is in the middle of the boat and comprises of a fixed double with drawers under, overhead cupboard and wardrobes.

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## BATHROOM

Bath or Shower	Both	Toilet Type	Cassette
Vanity Basin	Yes	Heated Towel Rail	Yes

Extras / Notes: The bathroom has a 4' bath with shower over, sink in a vanity unit, airing cupboard and separate toilet compartment.

The washing machine is located in the bathroom.

## KITCHEN / GALLEY

Floor Units	Yes	Wall Units	Yes
Cooker Make	500 Stoves DIT	Fridge Make	Logik fridge / freezer
Microwave	No	Washing Machine	Yes

Extras / Notes: The galley has a good range of floor & wall units. There is a stoves cooker and Logik fridge/freezer. The washing machine is in the bathroom.

## SALOON

Dinette	Freestanding Table	TV Cupboard	Yes
Bookshelves	Yes	Solid Fuel Stove	Yes - with back boiler
Seating	Yes		

Extras / Notes: Large forward saloon with cupboards either side of the bow doors. A multi fuel stove with back boiler is positioned centrally. There is a freestanding drop leaf table for dining.

## HISTORY

Time with Current Owner	37 years	No. Previous Owners	One
Last Blacked	2024	Anodes Replaced	2024
Boiler Last Serviced		BSC Required Date	13/10/25
Documentation Available	Yes	RCD Status	N/A

*The details contained herein are believed to be accurate, but cannot be guaranteed. They are not intended to, and do not form any part of any current or future contract. Prospective purchasers are advised to have an independent survey carried out to satisfy themselves as to the condition and specification of the vessel. No guarantee is given or implied in respect of age, specification, condition, suitability for a particular purpose or legal title.*

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