



# BOAT SALES

LAKELAND LEISURE ESTATES



## Epiphany 11 - Widebeam

**Price: £140,000**

### Key Features

<b>Location:</b>	Caen Hill Marina
<b>Berths:</b>	4
<b>Length &amp; Type:</b>	70ft x 12ft Widebeam
<b>Year:</b>	2020

#### Disclaimer

Whilst every care has been taken in the preparation of these specifications, no guarantee is given or implied as to their accuracy. These particulars are intended only as a guide and they do not constitute a term of any contract. Lakeland Leisure Estates Ltd advises prospective purchasers to obtain an independent survey from a qualified Marine Surveyor to satisfy themselves as to the condition of the craft.

Contact Us

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## Description

Epiphany 11 is a stunning 70ft x 12ft widebeam, currently moored at the picturesque Caen Hill Marina in the glorious Wiltshire countryside. Built in 2020 by the renowned Collingwood Boat Builders, this exceptional vessel is a fantastic example of their popular Abode style, offering a spacious and luxurious layout ideal for liveaboard life or extended cruising.

Finished to a high standard throughout, Epiphany 11 features a bright and airy interior, fully double glazed for comfort and efficiency. With four berths across two bedrooms, the boat is perfect for couples, small families, or those seeking extra space for guests or a home office.

The galley is a chef's delight, thoughtfully designed with both functionality and style in mind. It boasts a comprehensive suite of modern appliances, including a fridge/freezer, gas hob and oven, microwave/grill, dishwasher, and washer/dryer. The ample storage solutions ensure that all culinary essentials are neatly organised, while the sleek countertops provide generous space for meal preparation. A stylish breakfast bar accompanied by three bar stools creates an ideal spot for casual dining or enjoying morning coffee.

Adjacent to the galley, the saloon offers a warm and inviting living area, perfect for relaxation and socialising. A solid fuel stove serves as the centerpiece, providing both warmth and a cosy ambiance during cooler evenings. The comfortable sofa invites you to unwind, while the TV and built-in storage add to the room's practicality and comfort. Large windows allow natural light to flood the space, enhancing the airy and spacious feel of this delightful lounge.

The second bedroom is thoughtfully designed to offer a comfortable and private retreat for guests or family members. It features a cozy double bed, complemented by side tables and a mirror, providing both functionality and a touch of elegance. The neutral décor and well-planned layout create a serene atmosphere, ensuring a restful night's sleep.

The bathroom is both modern and well-appointed, featuring a double-size shower that offers a refreshing experience. The compost toilet is an eco-friendly addition, while the wash basin and towel cupboard provide convenience and ample storage. The tasteful design and quality fixtures contribute to a space that is both functional and stylish, ensuring all the comforts of home while on the water.

The master bedroom is a spacious sanctuary, boasting a queen-size bed that promises ultimate comfort. Ample storage is provided through fitted wardrobes and cupboards, while full-length mirrors and side tables add to the room's practicality and aesthetic appeal. The thoughtful design and attention to detail create an environment that is both luxurious and homely, making it the perfect place to relax and rejuvenate.

Whether you're looking for a luxurious floating home or a stylish retreat for peaceful weekends on the water, Epiphany offers comfort, quality, and beautiful surroundings in equal measure.

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## Additional Specs

- **Length/ Vessel Style:** 55' Widebeam
- **Year Built:** 2020
- **Bathrooms:** 1
- **Berths:** 4
- **Hull By/Fit Out:** Collingwood Boat Builders
- **Layout Stern to Bow:** Aft deck, galley, saloon, 2nd bedroom, bathroom, master bedroom
- **Engine and Gearbox:** Canaline diesel 60hp, PRM150
- **Boat Safety Certificate:** BSSER – 488066/24 Valid until 26.09.2028
- **Last Blacking and Type:** July 2023 - anodes replaced
- **Inspection Hatch and Location:** Aft deck
- **Pump Out or Cassette:** Compost
- **Insulation:** Spray foam
- **Last Survey Date:** 19.04.2023
- **External Covers:** Aft deck and cratch cover
- **Bowthruster:** Vetus 95kg/12V
- **Batteries:** 1 x starter, 6 x leisure, 2 x bowthruster
- **Electric Supply:** Engine start, inverter, shore power
- **Hot Water Supply:** Webasto, engine, electric thermostat, calorifier 75 litres
- **Cabin Heating:** Webasto thermo power 9kw to radiators and stove
- **Central heating Type:** Webasto thermo power 9kw to radiators
- **Gas Cylinders:** 2 x 13kg
- **Water Tank Capacity:** 575 litres
- **Fuel Tank Capacity:** 455 litres
- **Outstanding Faults/Issues:** Nil

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