



# BOAT SALES

LAKELAND LEISURE ESTATES



## Florence - Semi Traditional Narrowboat

**Price: £45,000**

### Key Features

<b>Location:</b>	Caen Hill Marina
<b>Berths:</b>	6
<b>Length &amp; Type:</b>	52ft Narrowboat
<b>Year:</b>	1991

#### 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

Call: 07354 902085

Email: [caenhill@lakelandleisureboatsales.co.uk](mailto:caenhill@lakelandleisureboatsales.co.uk)  
[www.lakelandleisureboatsales.co.uk](http://www.lakelandleisureboatsales.co.uk)





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## Description

Discover Florence, a delightful 52ft semi-traditional narrowboat built circa 1992, offering character, comfort, and practicality in equal measure. Currently moored at the idyllic Caen Hill Marina near Devizes, this charming boat enjoys a serene setting with views of open countryside, close proximity to the iconic Caen Hill Locks, and access to local shops, pubs, and towpath walks. Whether you're dreaming of full-time life afloat, weekend getaways, or extended adventures on the water, Florence is perfectly equipped to make that dream a reality.

Designed with versatility in mind, Florence comfortably sleeps up to six people, making her ideal for couples, families, or anyone looking to share their boating lifestyle with guests. The layout is cleverly arranged to offer both communal space and privacy, with the fixed double bedroom at the stern, bunk beds set mid-ship, and an L-shaped dinette that converts into an additional double berth in the saloon. The central passageway connects all areas of the boat while allowing for a natural flow and sense of space.

The forward saloon is the heart of the boat – a warm and inviting space perfect for relaxing after a day's cruising. The large L-shaped dinette seats several people comfortably for meals or games and effortlessly transforms into a bed for overnight guests. A multi-fuel stove adds a cosy touch, making this space a snug retreat year-round. Smart storage solutions are built into the seating and walls, keeping the area clutter-free and homely.

The galley kitchen sits just beyond the saloon and includes a gas oven, grill, hob, fridge, and stainless-steel sink, along with plenty of cupboards and drawers for cookware and provisions. Whether you're preparing a full evening meal or just a morning coffee, this space is functional and easy to use.

One of Florence's standout features is its two distinct bathroom areas – a rarity on narrowboats of this size. The first is a shower room with handbasin, while the second is a separate WC with handbasin. Located amidships, both bathrooms are conveniently positioned between the sleeping areas and day spaces, offering added comfort and privacy for all onboard.

At the rear of the boat, the fixed double bedroom is a peaceful sanctuary, featuring lockers, drawers, and generous hanging space. It also houses the hot water tank and electrical control locker, all neatly tucked away to maintain a tidy and organised interior. The midship bunk beds are perfect for children, guests, or extra storage when not in use.

Located just outside Devizes in Wiltshire, Caen Hill Marina is a peaceful and secure spot in the heart of the Kennet & Avon Canal network. It offers the perfect balance of tranquillity and connectivity, with stunning canal walks, historic sites, and friendly local communities nearby. The marina provides a welcoming home base for new and seasoned boaters alike.

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## Additional Specs

- **Length/ Boat Style:** 52' Semi-Trad Narrowboat
- **Year:** 1991/92
- **Number of bathrooms** 2, 1 shower and handbasin, 1 Wc and handbasin
- **Berths** 6
- **Hull By/ Fit out by:** Bromsgrove Boat Builders
- **Layout stern to bow:** Bedroom, corridor containing bunk beds and access to bathrooms,
- galley, saloon
- **Hull Thickness:** 10/6/6
- **Engine and Gearbox:** Beta Marine 38hp PRM150
- **Engine Hours/Last Service:** 14,508 Last service March 2024
- **Boat Safety Certificate:** BSSER – 465354/23 Expires 22.09.27
- **Inspection Hatch and location:** Weed hatch is under the stern, bilge hatch is under cabin deck
- **P/out or Cassette:** Pump Out
- **Insulation:** Expanded Polystyrene
- **Last Survey Date:** 26th May 2021
- **External Covers** None
- **Bowthruster:** No
- **Batteries:** 4 x AM x 100ah (June 2022) 1 engine start July 2022
- **Electric Supply:** 12-volt dc, 240volt on shore power or inverter
- **Galvanic Isolator:** New in March 2024
- **Hot Water Supply:** Engine, Webasto or shore power
- **Central Heating Type:** Wet system from Webasto diesel heater
- **Cabin Heating:** Central Heating and Multi fuel stove
- **Gas Cylinders No+ type:** 2 x 13 kg
- **Water Tank Capacity:** Approx 270 litres Stainless steel tank
- **Fuel Tank capacity:** Approx 120 litres
- **Pump out location:** Port side mid ships
- **Outstanding Faults:** None Known
- **Items excluded from the sale:** Personal kitchen and linen items

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