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The Houseboat "Viceroy"

Tollesbury Marina

£165,000

Woodrolfe Road

Tollesbury

CM9 8SE



- Luxury Richard & Sons fit out
- Residential marina berth
- 71'6" Collingwood widebeam
- Three double cabins
- Stunning oak craftsmanship
- Granite worktop kitchen
- Webasto central heating
- Bow thruster fitted
- Waterside lifestyle opportunity

Game Estates are delighted to present Viceroy, A vessel befitting her name, Viceroy offers an exceptional standard of living on the water.

Beautifully crafted by Collingwood and expertly fitted out by Richard & Sons, this stunning 71'6" x 13'0" widebeam barge combines luxury, style and practicality in equal measure. From the moment you step aboard, the quality of the oak craftsmanship, premium finishes and attention to detail are immediately apparent, creating a floating home that rivals many high-end apartments.

Situated within the peaceful surroundings of Tollesbury Marina, Viceroy presents a rare opportunity to embrace a unique waterside lifestyle without compromising on comfort. Whether as a permanent residence, luxurious weekend retreat or a base from which to explore the waterways, this remarkable vessel offers a lifestyle that is both tranquil and sophisticated. Finished extensively in beautiful oak joinery, the vessel offers generous accommodation including three double cabins, a magnificent open-plan living space and high-quality fixtures and fittings throughout. The current residential coastal marina berth is available subject to marina approval.

Built in 2022 by Collingwood, Viceroy measures an impressive 71'6" by 13'0" and is powered by a reliable Canaline 70T 70hp diesel engine. Additional features include hydraulic wheel steering, bow thruster, Webasto central heating, double glazing, a wood-burning stove and a spacious aft cockpit complete with full canopy enclosure.

- **Open Plan Kitchen, Dining & Living Area**

Stepping down from the deck, you are immediately welcomed into a stunning open-plan living space that perfectly showcases the quality of the fit-out. The contemporary kitchen is fitted with sleek white gloss units complemented by luxurious granite worktops and incorporates a stainless-steel sink with chrome mixer tap, inset gas hob, built-in oven, fridge freezer and washing machine. Designed for both practicality and style, this space would not look out of place in a high-end apartment. Flowing seamlessly from the kitchen is the dining and lounge area, creating an impressive social space ideal for entertaining or simply relaxing while enjoying life on the water. The central wood-burning stove provides a beautiful focal point and creates a warm, inviting atmosphere during the cooler months, whilst removable double-glazed windows and swan hatches flood the interior with natural light.

- **Master Suite**

The owner's cabin is a beautifully appointed retreat located towards the bow of the vessel. Featuring an island-style double bed, extensive fitted storage and windows to multiple aspects, the room enjoys a bright and airy feel with wonderful views across the marina. The combination of oak craftsmanship and thoughtful design creates a luxurious and peaceful sanctuary.

- **Luxury Bathroom**

The bathroom has been finished to an exceptional standard and continues the high-end feel found throughout the vessel. Featuring a large walk-in shower, twin wash hand basins set into elegant marble worktops, heated towel rail, extensive oak cabinetry and storage, together with a Vetus marine electric flush toilet with macerator and holding tank, the bathroom offers all the comforts of a luxury apartment.

- **Guest Cabin Two**

A generous double guest cabin offering comfortable accommodation with opening window, radiator and beautiful oak panelling. Perfect for family members or visiting guests.

- **Guest Cabin Three**

The third cabin is another versatile double room. Whilst slightly smaller than the second cabin, it still comfortably accommodates a double bed and benefits from oak panelling, radiator heating and excellent flexibility as either a guest bedroom, office or hobby room.

- **Outside**

Externally, Viceroy continues to impress. The spacious aft cockpit provides the perfect place to relax and entertain whilst enjoying the marina surroundings. The full canopy enclosure allows the space to be enjoyed throughout the seasons, creating an additional outdoor living area. The wraparound bow offers further seating and entertaining space, ideal for morning coffee, evening drinks or simply enjoying the peaceful waterside setting.

- **Specification**

2022 Collingwood Widebeam 71'6" x 13'0" High-quality Richard & Sons oak fit-out Canaline 70T 70hp diesel engine Bow thruster Hydraulic wheel steering Residential coastal marina berth available (subject to approval) Three double cabins Luxury shower room White gloss kitchen with granite worktops Built-in oven, hob, washing machine and fridge freezer Webasto Thermo Pro 9kw central heating Wood-burning stove Double-glazed removable windows Full aft cockpit canopy Wraparound bow Six berths Exceptional condition throughout

- **Construction & Dimensions**

Viceroy was built by Collingwood in 2022 to the highly regarded Design Category D specification and subsequently fitted out by the renowned Richard & Sons, whose exceptional craftsmanship is evident throughout the vessel. The extensive use of quality oak joinery and premium materials has created a luxurious floating home finished to an outstanding standard. Principal Dimensions Length Overall (LOA): 71'6" Beam: 13'0" Draft: 2'0" Displacement (empty): 33,000kg

- **Tank Capacities**

Fuel Capacity: 565 litres Fresh Water Capacity: 799 litres Waste Holding Tank: 280 litres Calorifier Capacity: 75 litres

