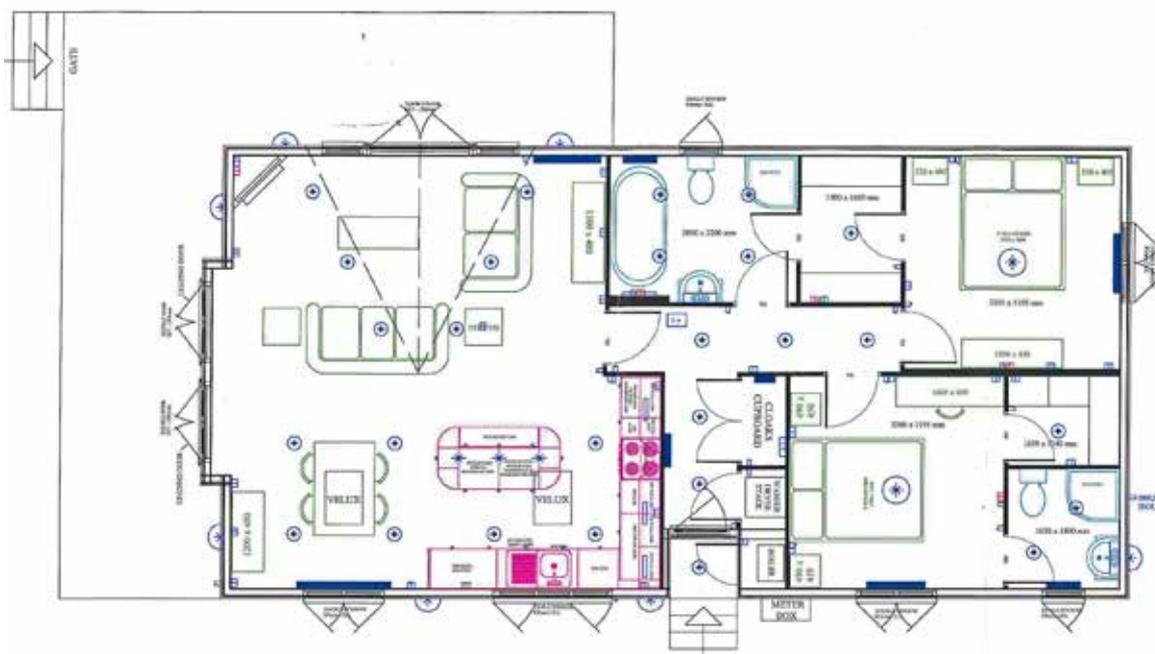




Once in a while, a truly stunning example of the perfect holiday home comes up. Camellia Lodge is a reluctant sale due to the owners needing to relocate to be closer to family. The lodge has had very little use over the 5 years. Camellia is located on a beautifully landscaped plot on the much sought after Marina View. This New England lodge has a 45' x 22' footprint and is very much a grand design. The lodge also benefits from a tranquil rural view of woodland to rear. Viewing is highly recommended.



New England Premier Lodge
2 bed, 2 bath (one ensuite), fully fitted kitchen with island

Holiday use only. Non residential with a closed season every year of Jan 14th to Feb 14th. Can be rented out and managed as holiday let. Ask for letting details and performance.

Area: Marina View, plot 17

Licence: 95years

Furnished Price: £185,000



Camellia lodge is ready to move into and includes everything needed to enjoy this beautiful lodge from turning the key. Relax in the electric leather recliners, take in the private area to the rear and tune in to the chirp of birdsong or relax in the free standing bath while watching your favourite movies. Entertain your guests, family and friends and wow them with Camellia's 920 square feet of living space.



Whatever the season this lodge is cosy and warm, being very well insulated with Rockwool insulation throughout, double glazing and gas central heating. Winter or summer, your perfect holiday retreat.



Exquisite modern kitchen with 2 Neff ovens (one self cleaning and one a combination oven and microwave). The central island benefits from under plinth lighting and houses a generous fridge with a separate freezer in the kitchen area.



Large master bedroom with walk through closet opening up to luxurious spa style bathroom with free-standing bath and shower cubicle, including wall mounted TV. There is also the benefit of a separate door to act as family bathroom or ensuite. Large second double bedroom has ensuite shower and walk in closet space. Both spacious bedrooms (king size and double), have wall mounted TV's which are included in the sale.

...book a viewing of Camellia Lodge today



Please ask for full list of fixtures and fittings included in the sale

Fixtures highlights

Electric recliner sofas
Samsung Curved TV
Optimist electric fire
Sky distribution equipment
TV's in both bedrooms and bathroom
Samsung washing machine

Parking

Private parking for 2 vehicles next to the lodge.

Current Annual Pitch fee is £ 3419.06

Current Annual Local Authority Rates £415.80

Interested in a return on your investment? Lodges can be let out as a holiday rental attracting up to £900+ a week. Enjoy a typical net yearly income including personal use of £11,500 (6.2% return on investment). Please ask for letting details and performance. These figures are provided as a guide only.



KEY FEATURES

- ▶ Stunning location
- ▶ Can be a holiday let
- ▶ 2 Beds
- ▶ 2 Baths
- ▶ Gas Central Heating
- ▶ Open plan living room
- ▶ Walk in closets
- ▶ Feature kitchen
- ▶ 2 ovens
- ▶ Modern design

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