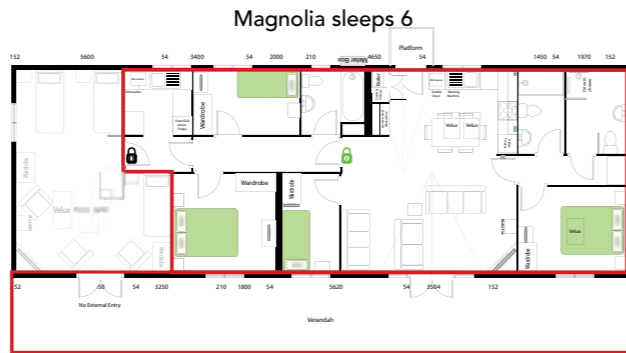
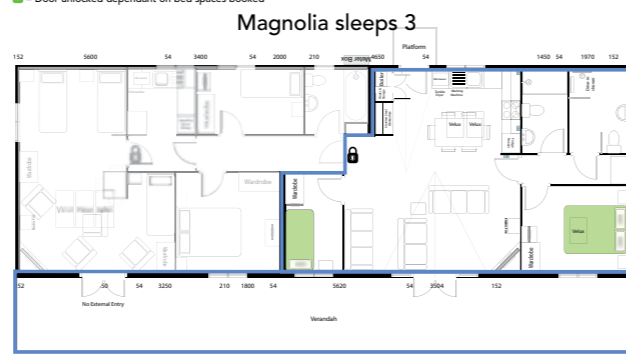


🔒 - Door locked
 🟢 - Door unlocked dependant on bed spaces booked



🔒 - Door locked
 🟢 - Door unlocked dependant on bed spaces booked



🔒 - Door locked
 🟢 - Door unlocked dependant on bed spaces booked

Built by Pinelog of Bakewell. With over 40 years' experience, Pinelog are a trusted and well-regarded firm.



At one end of the lodge is a large double bedroom which is wheelchair friendly, with access to and large wet room with shower, WC and wash basin. A second normal shower and WC is available as alternative to the wetroom.

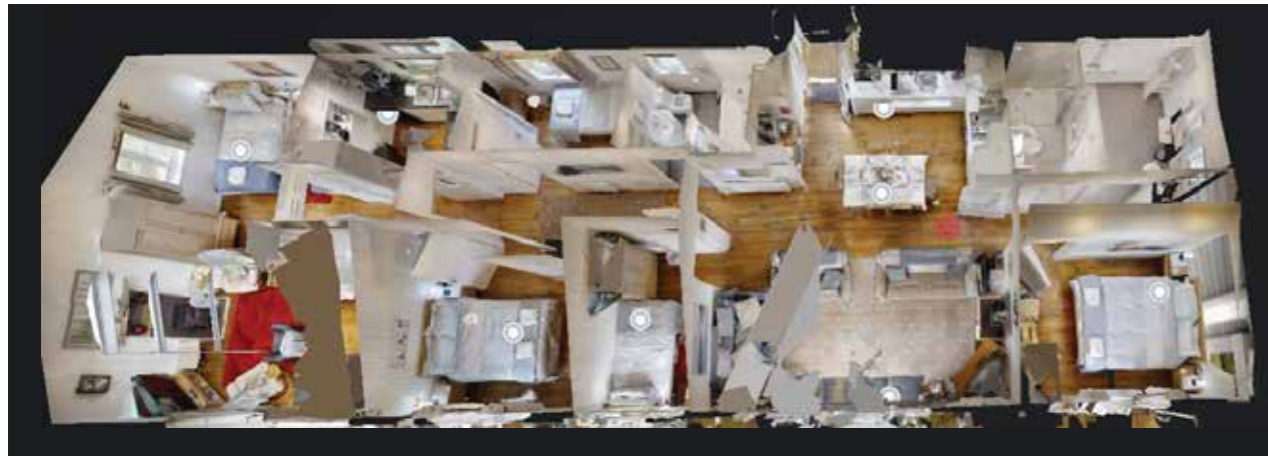
Throughout the lodge the doors are extra wide to allow full wheelchair access.



Leading off the passageway is a large, bright and airy end living area which provides 3 additional single beds an lounge area with additional small kitchen just off from the room.

External access to the property is via level tarmac paths to either the kitchen or central living area, access to the veranda is via double patio doors from the end living area and all are wheelchair friendly.

Magnolia Lodge offers 1430 square feet of living space - the ideal holiday home for families in a safe and secluded beautiful setting



This New England style lodge benefits from a very desirable position adjacent to a wooded area, has 94 remaining years on the site licence and was repainted 18 months ago with two coats of Gregorian Grey stain. To the front of the property is generous parking space for up to three large family vehicles.

The Annual Pitch Fee is the same for Magnolia as it is for the smaller size lodges so offers a great value for a larger plot.

External access to the property is via level tarmac paths to either the kitchen or central living area, access to the veranda is via double patio doors from the end living area and all are wheelchair friendly.

KEY FEATURES

- ▶ 2 open plan living areas
- ▶ 5 bedrooms 3 Baths including wet room
- ▶ 2 kitchens
- ▶ Tumble Dryer
- ▶ Washing Machine
- ▶ Fridge & Freezer
- ▶ TV in every lounge & bedroom
- ▶ Full list of fixtures and fittings available
- ▶ Financial returns figures available on request



Magnolia Lodge is a very special luxury lodge, built in August 2014 and unique to Mercia Marina. At 65' x 22', it will easily accommodate two family groups at once. Magnolia Lodge is fully wheelchair accessible throughout and has many other special features, including a secluded private position in the marina.



65x22' footprint giving 1,430 square feet of living space. Magnolia is the largest lodge at Mercia Marina. Designed internally to give two double bedrooms, 3 single bedrooms, lounge/ 3 singles, wet room, family bathroom, shower and WC 2 open plan living areas, 2 kitchens. Private parking for 3 large vehicles. Furnishings and improvements included to the sum of £27576.90 included in the sale

Current Annual Pitch fee is £3521.63
 Average Annual gas and electric combined charge £788.62
 Current Annual Local Authority Rates £415.04

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.

Area: Marina View, plot 18

Licence: 94 years

Furnished price £227,500