



MERCIA MARINA
VILLAGE & PARK

Rosemary Lodge

This impressive extended Nordic style lodge has been run as a holiday let for 6 months of the year for the past 3 years and has a current Customer Choice Award, with many repeat visitors. The remaining months of the year have been used by the owners and for friends & family visits.

- Peaceful lakeside lodge with tranquil wildlife views
- Stylish, high-spec interior offered fully furnished
- Successful holiday let with strong repeat bookings
- Modern, energy-efficient build with low running costs

A luxury lakeside lodge, beautifully presented and sold fully furnished for effortless ownership and holiday letting.

Selling Price £215,000

Viewing Recommended



Rosemary Lodge measures 40' x 20' overall excluding the full length veranda with:

2 double bedrooms

2 bathrooms, each ensuite

Spacious living and dining areas

Well equipped kitchen

Study

Entrance lobby with 2 large storage cupboards and a washer / dryer

Private parking for 2 vehicles

Rosemary Lodge was built in 2021 and is situated in the peaceful Lakeside area of the Marina, backing onto oak trees and with a view of the beautiful wildlife lake. The Marina maintains the grounds and there is a garden border surrounding the lodge of colourful small and medium shrubs, herbs and bulbs all chosen to be bee-friendly.

The construction is mainly wooden, with external cladding of top quality larch and a wide decking area along the whole south-facing frontage, with plenty of space for dining and drinks al fresco. The interior flooring is solid, honey toned pine and interior walls are vertical tongue-and-groove, finished with a pale paint wash which sets off the attractive decor.

The lodge is highly energy efficient, with average monthly fuel bills approximately £78.

Features at a higher specification than standard including: column radiators throughout; Zanussi and Bosch appliances (hob, oven, dishwasher, washer/dryer); Grohe kitchen and bathroom taps and fittings.

The lodge is offered fully furnished and equipped, with high quality makes including Parker Knoll sofas, John Lewis lighting, Oak Furnitureland beds, Emma mattresses and Laura Ashley soft furnishings. The decor is a relaxing mix of soft blues and natural tones and is enhanced with a selection of works (ceramics, pictures, basketry) by local artists.

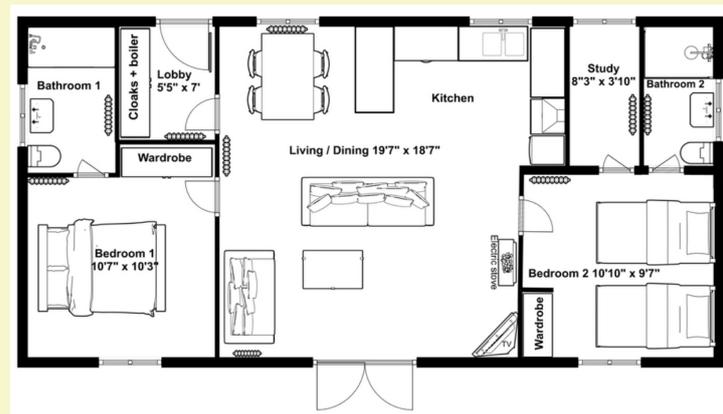
The lodge is equipped with a full complement of equipment including full size dishwasher, fridge, freezer, microwave, induction hob, oven, coffee maker, double toaster, kettle, air fryer, slow cooker, 2 vacuum cleaners (standard and rechargeable), smart TVs in living room and each bedroom, hairdryers, lighting, iron & ironing board and dryer rack. The kitchen utensils include sets of chopping boards and utensils by Joseph Joseph and Oxo Good Grips and quality non-stick saucepans by Lakeland and Tefal. Crockery is by Denby,



Portmeirion and John Lewis.

A complete inventory is available on request.

The current owners have created a digital visitor guide using the TouchStay app, which is sent to visitors prior to arrival and which includes information about the lodge, the Marina, places to eat and things to do locally. The guide is very simple to amend and add to and the subscription can be transferred to the new owners.



For viewing and more information contact Jan Hall on 07759 393 204
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