

# ACER LODGE

## Exclusive Staycation favourite for sale - Holiday home - Non residential



Acer Lodge is a 3 bed, 2 bath Nordic Lodge situated in the beautiful meadow area on the marina and has a front row view of the waters. This excellent lodge was featured on Channel 4's 'Four in a bed' TV program aired in 2020.



3 bedroom, 6 berth established luxury rental lodge business. Included in the price is £13,000 worth of bookings (this amount will vary as more bookings are made and holidays are used). Previous years rental income available on request. The lodge has level access, ramp and tarmac paths.

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

Area: Meadow plot 2

Licence: 94 year

Furnished Price: £230,000

Mercia Marina  
Findern Lane Willington Derbyshire DE65 6DW  
01283 703332 [www.merciamarina.co.uk](http://www.merciamarina.co.uk)



## Features



This specially designed lodge is extra long at 41' x 20' and has the rare benefit of a wraparound veranda, tarmac paths, and additional ramp to entry door that connects to the veranda offering level access.

Complete with private parking for 2 vehicles directly in front of the lodge.

The lodge is cosy and warm, benefiting from Rockwool insulation, a timber frame and larch cladding. It is very energy efficient. Winter or summer it can be your perfect holiday retreat or a good holiday let business.

## No stamp duty to pay



Acer Lodge enjoys a prime location on the Meadow area of the marina, overlooking 74 acres of nature-rich water space and landscaped grounds in the David Bellamy 5 star holiday park. The fully fitted and integrated kitchen includes all the usual appliances (dishwasher, fan oven, washing machine, tumble dryer, microwave). Also included are modern recently purchased smart TV's. The open plan lounge / diner /kitchen also has an island/butchers block that houses the fridge and freezer. Soft furnishings include recent updates to curtains and blinds as well as heat/Sun/UV reduction films on all windows ensuring comfortable stays in hot weather.



This spacious Nordic Lodge with a grand view of the marina lake is an ideal investment for anyone considering a holiday let business or simply enjoyed as your very own peaceful haven.

The furnished asking price is £230,000 including a 94 year site licence.

Take the first step to a lifestyle choice of relaxation...

...book a viewing of Acer Lodge 07789 276769



# 3 Bedroom Luxury Nordic Lodge



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

## Parking

Private parking for 2 vehicles next to the lodge.

Current Annual Pitch fee is £ 3674.23

Current Annual Local Authority Rates £422.40

Interested in a return on your investment? Continue letting through Cottages.com to achieve between £24 - £27,000+ gross income a year.



## KEY BENEFITS

- ▶ 3' longer than standard
- ▶ Tarmac paths
- ▶ Extra wide veranda
- ▶ Heat/Sun/UV reduction films on all windows
- ▶ 3 Beds, 2 Baths
- ▶ Smart TV's
- ▶ Fibre broadband
- ▶ New curtains/blinds
- ▶ Dishwasher
- ▶ Washing Machine
- ▶ Fridge & Freezer

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