

# MAGNOLIA LODGE

**EXCLUSIVE: 4 bed holiday home for sale - Non residential**  
Call 07976764099 to arrange a viewing.



Magnolia Lodge is a New England style larch lodge built by well-regarded Derbyshire company Pinelog. With a 65' x 22' footprint giving 1430 square feet of living space, this is the largest lodge at the beautiful Mercia Marina.

Whether you are looking for a peaceful bolthole away from it all - but big enough to house all the family- or a business opportunity as a holiday rental, Magnolia Lodge has enduring and flexible appeal for a variety of uses.

Area: Marina View plot 18

Licence: 91 years

Unfurnished Price: £325,000

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

# Own this luxury holiday home



Sited in the established Marina View area, Magnolia Lodge is surrounded on four sides by well-established trees and gardens offering privacy and seclusion. With a large private driveway easily fitting three large vehicles and a recently replaced wooden veranda spanning its full length, this is the perfect place for a luxury getaway. Set in a gated and friendly community, and surrounded by wildlife, it has been designed to be fully wheelchair accessible with tarmac paths and step-free access to all doors, extra wide internal doorways and spacious accommodation.

Being 20' longer than all other lodges onsite, it makes the most of the space by offering two large living areas (one open plan to the kitchen and dining area) each with double patio doors, a separate utility room and a total of three bathrooms: one bathroom, one shower-room and one accessible wet room. Configured to meet the needs of the current owners, it sleeps 7 across four rooms, but with flexibility having previously slept 9 to make the most of holiday rental opportunities. It is centrally heated via LPG combi boiler (centrally managed so no gas bottles) with excellent insulation, resulting in year-round comfort. In recognition of warmer summers, it has 6 Velux roof windows sited across the lodge and windows on all four sides to make the most of cross-breezes from nearby shady forest areas. All rooms have TV aerial points and BT fibre broadband is provided on a fully flexible contract.

Benefitting from 91 years left on the licence, Magnolia Lodge has been maintained according to builder standards.

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