

Beautiful uninterrupted views over private lake



Nestled in 77 acres of beautiful Derbyshire countryside, Mercia Marina is the destination for shopping, eating, activities, holidays, nature walks and special experiences. It's like being at the seaside. Shop independent boutique retailers by the water or enjoy award winning dining in one of the restaurants. Take in rolling rural landscapes set off by a 24 acre lake stippled with colourful narrowboats and plentiful wildlife. Many beautiful sculptures and public art to discover as well as events and spectacular Christmas light displays. Outdoor trim trail, children's play area, woodland walks, boat trips, free to use bikes, and a host of activities. The perfect base to explore the Peak District and close by tourist attractions.

*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 index linked to RPI is £4543.25

Current Annual Local Authority Rates £422.40

Interested in a return on your investment? Letting Honeysuckle Lodge through Cottages.com could achieve between £29,698 - £31,687 gross income a year.



KEY BENEFITS

- ▶ Southwest facing veranda
- ▶ Low energy
- ▶ Lakeside water views
- ▶ 3 Beds, 2 Baths
- ▶ Study can be changed to single bedroom.
- ▶ Built to residential standard
- ▶ Fibre broadband
- ▶ Excellent rental opportunity
- ▶ Open plan lounge
- ▶ Gated community
- ▶ Fitted appliances
- ▶ Balance of 10 year warranty
- ▶ Fully tastefully furnished

HONEYSUCKLE LODGE

EXCLUSIVE: Southwest facing Lakeside holiday home for sale.
Non residential 2 bedrooms, 2 bathrooms. 760sq ft of living space



SPECIAL OFFER

1 Years Pitch Fees Worth £4,453.23
Included In The Sale



Positioned perfectly for sun all day, Honeysuckle Lodge has 2 bedrooms (3rd bedroom currently being used as a study), and 2 bathrooms. Included furnishings bring a synergy of world charm and contemporary living. The lodge has 5 Star reviews from all guests. Enjoy your own holiday haven or market it as a popular holiday let with an exclusive deal with Cottages.com to see a projected gross income of £28K+ (unlimited owner bookings).
Area: Lakeside Plot 13 Licence: 98 year Fully Furnished Price: £219,950

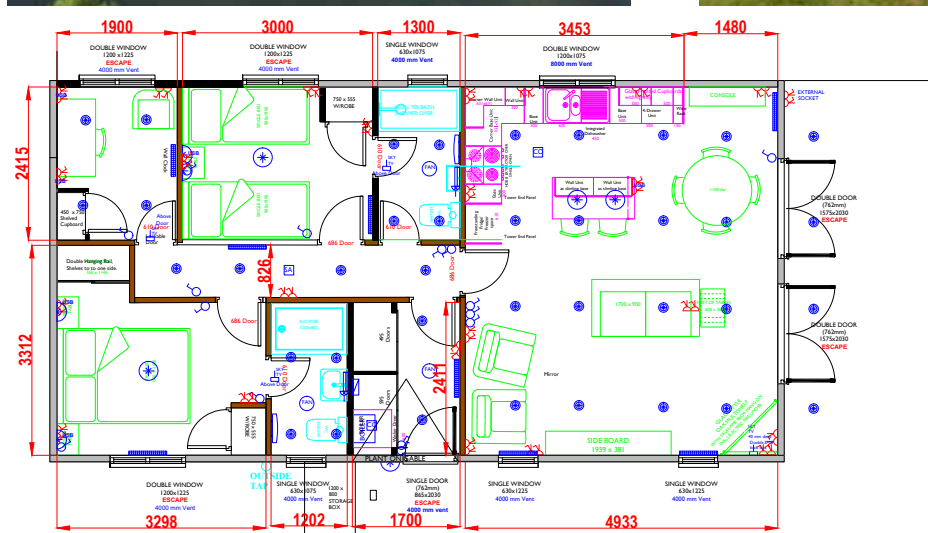
Mercia Marina is conveniently situated in the middle of the country with good road and rail access

Mercia Marina
Findern Lane Willington Derbyshire DE65 6DW
01283 703332 www.merciamarina.co.uk



Viewing essential

No stamp duty to pay



Floor plan
38' x 20' Nordic Lodge



The lodge is tastefully furnished throughout and creates a welcoming and relaxing retreat for you or your guests if continuing with Cottages.com as a popular rental. The spacious veranda is positioned perfectly for the sun and the prime position offers a beautiful uninterrupted view of the lake. Adjacent is rolling parkland that leads to an outdoor trim trail and more wooded walks. The study can easily be converted into a single bedroom to sleep more guests. Jack and Jill bathroom to hall with shower over bath and master bedroom has ensuite bathroom.



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

...book a viewing of Honeysuckle Lodge 01283 703332