

Views of boats and water in an attractive location



Set within 77 acres of picturesque Derbyshire countryside, Mercia Marina is a truly unique destination for shopping, dining, and unforgettable experiences. Stroll along the waterside and explore charming boutique shops, indulge in award-winning dining, and take in the tranquil surroundings of a 24-acre lake adorned with colorful narrowboats and abundant wildlife.

Wander through the marina to discover beautiful sculptures, public art displays, and enjoy seasonal events, including magical Christmas light displays.



Outdoor enthusiasts can enjoy a range of activities, from the trim trail and children's play area to woodland walks, boat trips, and complimentary bikes.

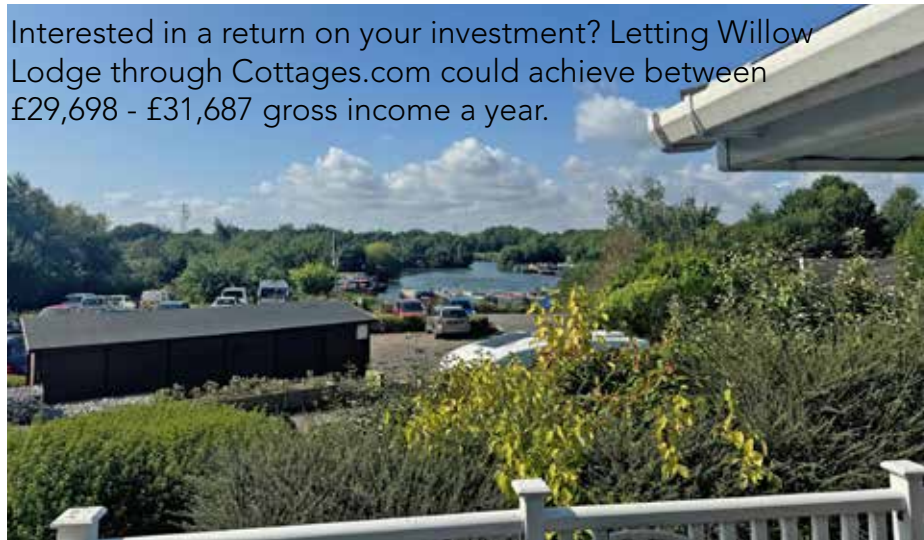
Mercia Marina also serves as the perfect starting point to explore the Peak District and other nearby attractions.

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 £450.45

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



KEY BENEFITS

- ▶ Large veranda
- ▶ Low energy
- ▶ Elevated Marina water views
- ▶ 2 Beds, 2 Baths
- ▶ Built to residential standard of BS3632
- ▶ Fibre broadband
- ▶ Excellent rental opportunity
- ▶ Open plan lounge
- ▶ Gated community
- ▶ Fitted appliances
- ▶ Furnished by an interior designer
- ▶ Woodburning stove

WILLOW LODGE

Stunning New England Lodge in prime Marina View location with mature planting and landscaping in elevated position. Non residential 2 bedrooms, 2 bathrooms. 990sq ft of living space



This New England style lodge benefits from beautiful elevated views of the marina's 24 acre lake. There are 87 remaining years on the site licence. The luxury lodge is 45'x22' giving 990 square feet of living space. The feature open plan lounge / diner / kitchen looks directly over the large veranda. The two large double bedrooms both have walk in closets and one also offers an en-suite. Private parking for 2 vehicles. The abundant mature planting is maintained by the marina to ensure you are always welcomed by a beautiful tidy borders and a wealth of different plants that complement the lodge's pastel colour shade.

Area: Marina View Plot 13 Licence: 87 years Fully Furnished Price: £205,000

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

Mercia Marina
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01283 703332 www.merciamarina.co.uk



Viewing essential

No stamp duty to pay



This beautifully designed lodge features a fully integrated, high-quality kitchen equipped with a fridge, freezer, washer-dryer, electric oven, gas hob, microwave, and dishwasher. Everything you need for a seamless stay. The family bathroom boasts a luxurious roll-top bath, while the master bedroom includes a private ensuite for added comfort. TVs are provided in all bedrooms and the lounge.

Enjoy the warmth of real wood flooring throughout, and the cozy ambiance of a real wood burning stove in the open-plan living area. Picture yourself unwinding by the fire, watching wildlife through the large patio doors that lead to the veranda.

For easy access, the property offers a tarmac path and ramp leading up to the entrance, with the veranda accessible via double patio doors from the living space. *Please ask for full list of fixtures and fittings included in the sale



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

...book a viewing of Willow Lodge 01283 703332