



MERCIA MARINA
VILLAGE & PARK

Heather Lodge

Discover a beautifully designed, luxury holiday lodge at the highly sought-after Mercia Marina. Immaculately presented throughout, this stunning property offers:

- Three spacious double bedrooms
- Two modern bathrooms including an en-suite
- Contemporary open-plan living
- Generous outdoor space with lakeside views

This lodge is full of character and combines style with comfort, making it the perfect retreat.

Selling Price £237,500

A Unique Setting



Key Features

- Premium Holiday Lodge in a gated community
- Excellent rental income potential
- Expansive 30m² veranda with outdoor furniture
- Stylish kitchen with integrated appliances and island unit
- Hive-controlled gas central heating
- Dual aspect living area with lake views
- Private parking for two vehicles



Heather Lodge is currently operated as a successful holiday home and proudly holds the Cottages.com 'Customer Choice' Award 2025. It offers an exceptional opportunity for investors seeking an established business, a second home, or a combination of both—providing income alongside personal holiday use.

The property is sold fully furnished and equipped, making it a turnkey opportunity for owners wishing to continue with holiday rental. The hassle-free letting service managed by Cottages.com and Mercia Marina could be transferred, or owners may choose to manage bookings themselves.

A Unique Setting

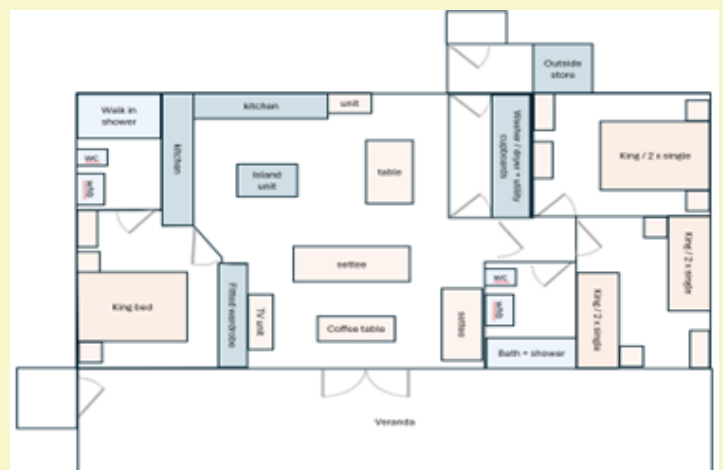
Enjoy a tranquil lakeside location with stunning views of swans, ducks, and other wildlife. Relax indoors with French windows framing the lake or unwind on the spacious raised deck. To the rear, a grassy area with established hedgerow and bird feeders attracts a variety of garden birds—perfect for nature lovers.

About Mercia Marina

Set within 77 acres of picturesque Derbyshire countryside, Mercia Marina is a vibrant waterside destination offering boutique shopping, award-winning dining, and scenic walks around a 24-acre lake. Explore beautiful sculptures, seasonal events, and use it as a gateway to the Peak District and other local attractions.

Annual Fees

- Annual pitch fee (RPI linked): £4,675
- Local authority rates: £450.45



Full holiday let revenue and occupancy details available on request.

Contact: Andy Winebloom heatherlodgmerciam@gmail.com / Whatsapp: +32 476 71 01 53