







Treat yourself to a luxurious retreat at Walnut Lodge - a beautiful and inviting 2-bedroom Nordic Style lodge. This stunning property offers a range of modern amenities that provide everything you need for a comfortable and relaxing home.





## THE DESCRIPTION

Walnut Lodge offers a spacious accommodation that has been recently furnished to an exceptional standard, featuring an open plan living, dining, and kitchen area that flows seamlessly to the raised veranda - the ideal spot for al fresco dining or that morning cup of coffee.

The two bedrooms, a the large walk-in shower room and separate bathroom offer practical convenience. The lodge boasts a serene back garden with patio, perfect for unwinding and enjoying some peace and quiet with nature. You'll also find private parking for up to 2 cars.

Situated in the largest inland marina in Europe, you'll have access to a range of local amenities and attractions, including The Boardwalk, a promenade of 6 boutique retailers with a two-story bar and restaurant, and a sensory garden to relax and enjoy the surrounding natural beauty.

All lodges at Mercia Marina are non residential with a short close period between 14th January and 14th February each year.

There is no Stamp Duty to pay and no Council Tax charge.

All services are provided by Mercia Marina with an annual Lodge pitch fee and ground rent payable (Details can be provided on request).

Walnut Lodge has been used as both a second home and as a holiday rental business which has been very







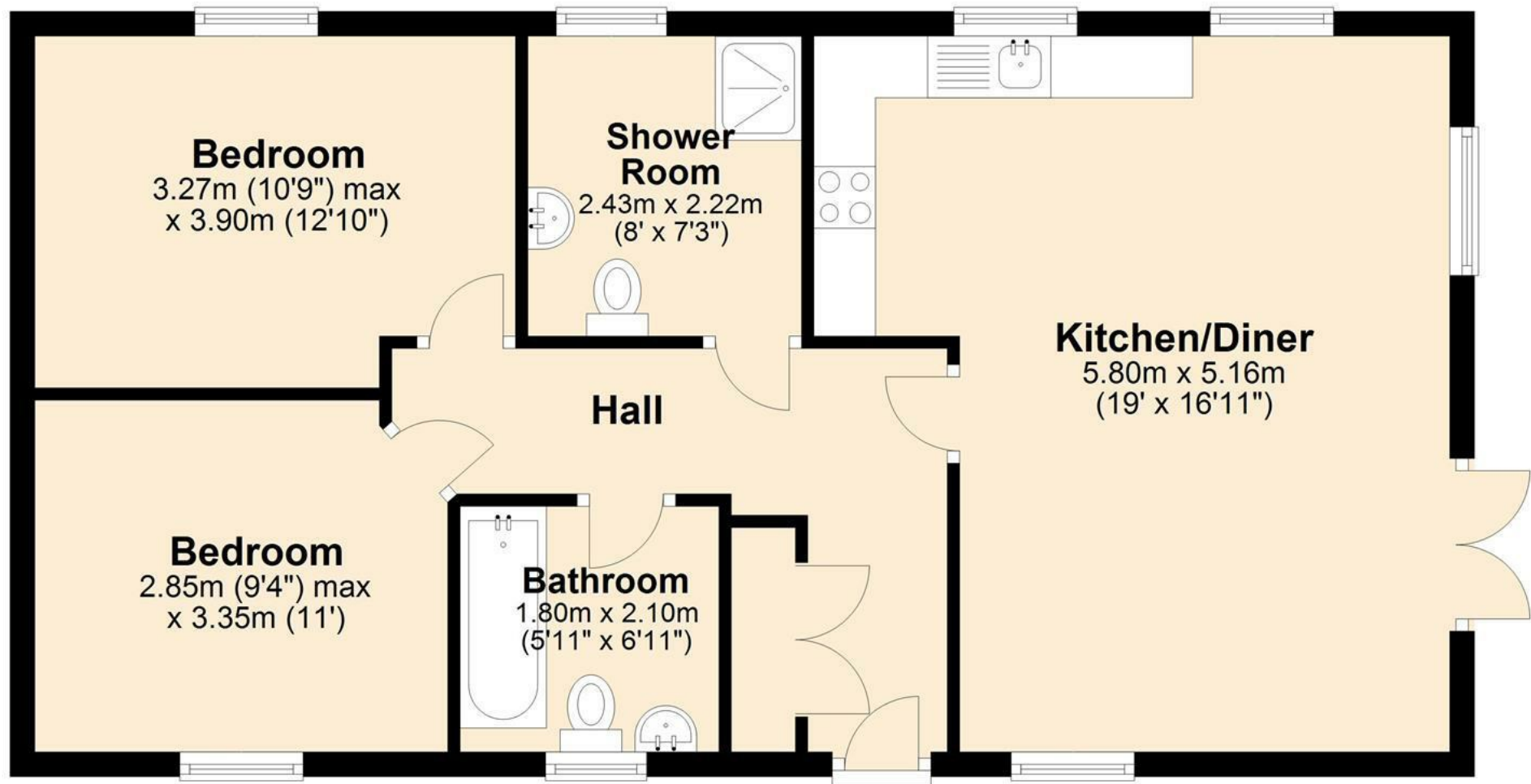


Secluded in the beautiful Derbyshire countryside, yet close to the tranquil waters of Mercia Marina, this gorgeous lodge provides the perfect place for relaxation.





## Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode  
Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

