





A superbly appointed three bedroom detached holiday home, having a remaining warranty, situated within a beautiful setting within Willington marina. The property benefits from two well proportioned bedroom with a further single bedroom, bathroom and en-suite shower room. Viewing is highly recommended strictly via appointment only. This property is none residential and closed from 14th January to 14th February annually. There is also no stamp duty or council tax charge on this property.



**ABODE**  
SALES & LETTINGS

## Accommodation

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. Enjoy your own holiday haven or market it as a popular holiday let to see a projected gross income of £28K+.

The lodge is tastefully furnished throughout and creates a welcoming and relaxing retreat for you or your guests. 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.

## Location

Nestled in 77 acres of beautiful Derbyshire countryside, Mercia Marina is the destination for shopping, eating, activities, holidays, nature walks and special experiences. 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.

## Parking



Private parking for 2 vehicles next to the lodge.  
Current Annual Pitch fee index linked to RPI is £4104.11  
Current Annual Local Authority Rates £422.40







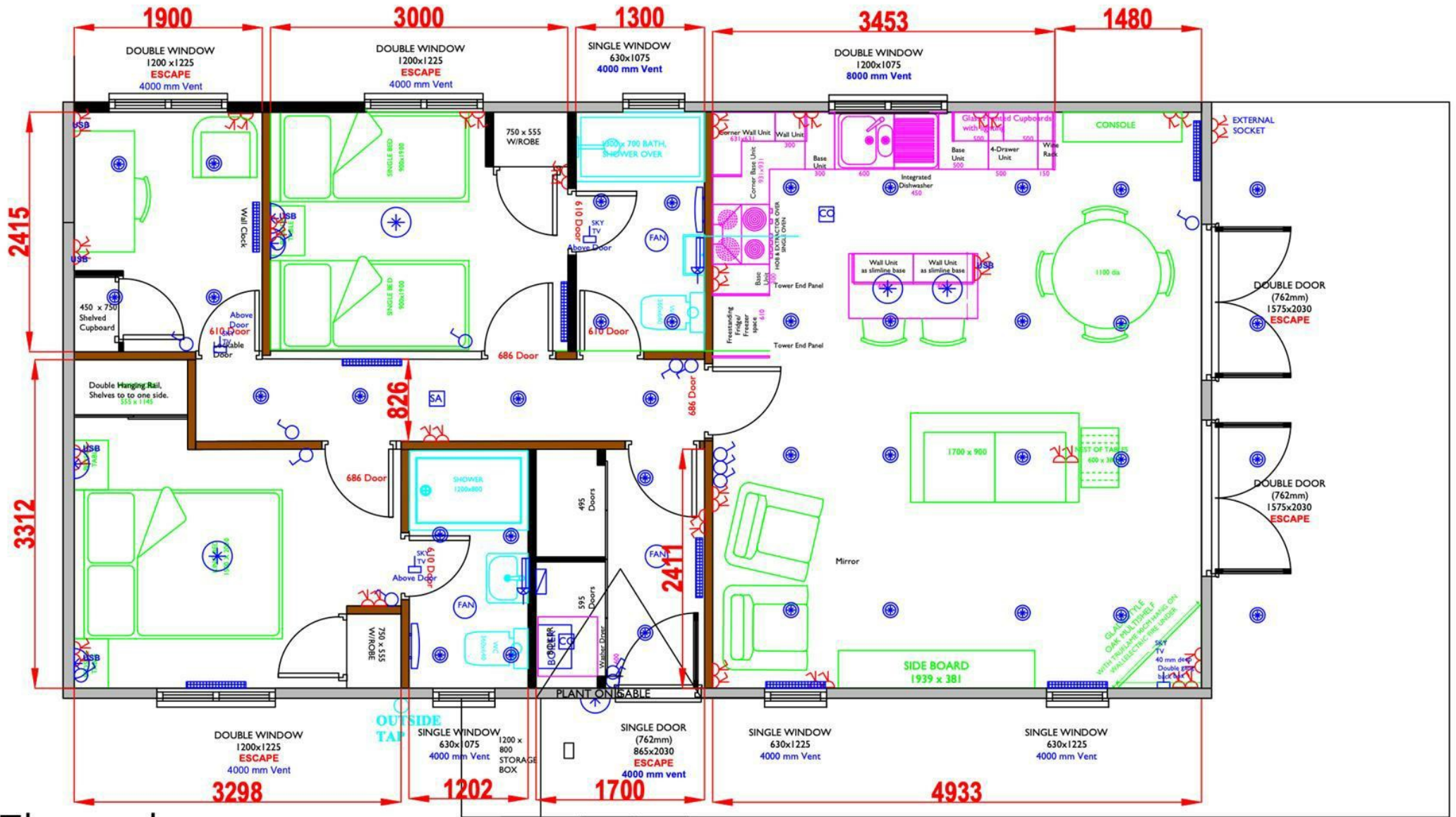












Floor plan  
38' x 20' Nordic Lodge



