

Fletcher & Company

Flax Lodge At Lakeside, Mercia Marina, Findern Lane, Willington, Derby, DE65 6DW

Price Guide £265,000

Leasehold



- Open Day – Saturday 28th March. Contact Our Office To Register Your Interest!
- Prime Front-Row Position Overlooking the Tranquil Lake
- Attractive Feature Pontoon, Enhancing The Lodge's Lakeside Setting
- Available Either Furnished Or Unfurnished, Subject To Agreement With The Vendor
- Immaculately Presented Interior with High-Quality Finishes Throughout
- Contemporary Open-Plan Living Area with Abundant Natural Light
- Excellent Outdoor Space, Enjoying Wildlife on your Doorstep
- Peaceful Countryside Setting within 77-Acres
- Located Within a Secure Gated Community
- Immediate Access to On-Site Amenities Right on your Doorstep





Summary

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A truly one-of-a-kind luxury “New England” style holiday lodge, set within the highly sought-after Mercia Marina. Beautifully positioned directly on the lakefront, the lodge enjoys a private seating area and its own private pontoon extending over the water.

Immaculately presented throughout, this exceptional home offers three double bedrooms, two modern bathrooms (including a stylish en-suite), and a contemporary open-plan living space filled with natural light. Outside, the lodge boasts superb outdoor space, perfect for relaxation and entertaining, while the tranquil waterfront setting adds a truly unique charm.

Currently operating successfully as a holiday home, the property presents an excellent opportunity for holiday-let investors or those seeking a high-quality second home in a peaceful, picturesque setting.

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The Location

Set within 77 acres of picturesque Derbyshire countryside, Mercia Marina is a truly unique waterside destination. Home to boutique shops, award-winning dining, and serene walking routes, the marina centres around a stunning 24-acre lake, beautifully framed by colourful narrowboats and thriving wildlife.

Visitors can enjoy striking sculptures, engaging public art, and a calendar of seasonal events, including the marina's enchanting Christmas light displays. Perfectly situated, Mercia Marina also provides an ideal base for exploring the Peak District and a range of nearby attractions, making it one of Derbyshire's most captivating leisure locations.

Accommodation

This attractive three-bedroom 'New England'-style lodge is manufactured by the highly regarded Pinelog brand. The property further benefits from an attractive feature pontoon, enhancing the lodge's desirable lakeside setting.

Internally, the lodge offers well-proportioned and versatile accommodation, including an open-plan lounge, dining area, and fully fitted kitchen. The principal bedroom features an en-suite, with two further bedrooms served by a modern family bathroom. Large windows throughout provide ample natural light and views over the surrounding lakeside setting, creating a bright and welcoming interior.

The lodge is available either furnished or unfurnished, subject to agreement with the vendor, making it an ideal choice for a holiday retreat, lifestyle purchase, or investment opportunity.

Entrance Hall

3'1" x 2'9" (0.94 x 0.85)

Entrance hall featuring laminate flooring, recessed spotlights, and fitted units with shelving and hanging rails—perfect for storing shoes and coats. The consumer unit is also neatly housed here.



Open Plan Living/Kitchen/Diner

22'2" x 20'9" (6.78 x 6.35)

The main focal point of the lodge is the impressive open-plan kitchen, living and dining area, designed to maximise light, space and views. Featuring high vaulted ceilings with spotlights, three pendant lights over the dining space, chrome sockets, modern white radiators, a smoke alarm, and patio doors opening directly onto the terrace with stunning views over the lake.

The kitchen is beautifully appointed, centered around a stylish dark-grey island with integrated handles, a marble-effect worktop, and a skylight above that floods the space with natural light. It includes a 4-ring electric induction hob with a stainless-steel extractor, a pale-blue glass splashback, built-in microwave, grill and electric oven, and a 1.5 matte-black sink with drainer positioned beneath a window overlooking greenery to the front. Additional features include space for a utility appliance, a built-in fridge-freezer, wine cooler, and ample wall and base units for storage.

The dining area comfortably accommodates a six-seater table, complemented by three pendant lights and a large window with beautiful lake views.

The living area offers excellent space for relaxation, including a fitted shelving unit, TV point, and versatile layout options—creating a modern, bright and welcoming environment.



Bedroom One

12'2" x 9'10" (3.72 x 3.01)

A spacious double bedroom featuring a dedicated dressing area and en-suite bathroom. The bedroom enjoys a large window overlooking the lake, continuous flooring throughout, and a central pendant light.



En-Suite

8'0" x 4'7" (2.46 x 1.41)

The en-suite is finished to a high standard, fully tiled with co-ordinating tiled flooring, and includes a window with privacy glass, a double walk-in shower, and a wash basin with mixer tap.



Dressing Area

8'1" x 4'11" (2.47 x 1.52)

The dressing area is fitted with shelving and hanging rails, complemented by a window and spotlights, offering excellent storage and a bright, practical space.

Bedroom Two

11'4" x 8'2" (3.47 x 2.51)

Bedroom Two is another generously sized double room, featuring fitted wardrobes with mirrored doors, complete with rails and shelving for ample storage. The room benefits from continuous laminate flooring, a pendant light, and a window overlooking the lake, providing a peaceful and attractive outlook.



Bedroom Three

10'0" x 8'0" (3.07 x 2.45)

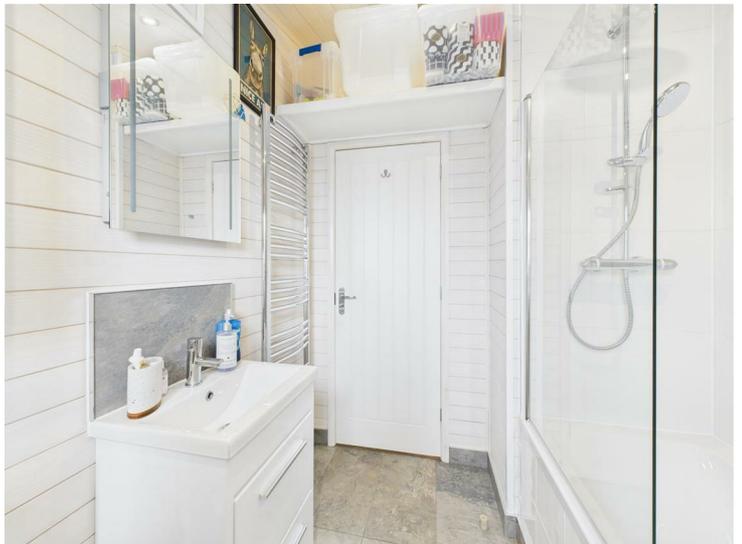
Bedroom Three is a cosy double room positioned to the front aspect, featuring a double wardrobe that provides generous storage.



Bathroom

6'11" x 6'2" (2.13 x 1.90)

A fully tiled bathroom featuring large floor tiles for a modern, spacious feel. Includes a shower over the bath, a wash basin with mixer tap, and a fitted cupboard with shelving for practical storage.



Outside

The lodge boasts a stunning decking terrace with stepped levels, leading down to a private seating area where you can enjoy uninterrupted, tranquil views of the lake and surrounding wildlife. Adding a truly exclusive touch, this lodge features its own private pontoon—a rare find that perfectly complements the idyllic lakeside setting and elevates the lifestyle experience.

The exterior is thoughtfully equipped with an outside tap, electric points, and parking for two to three vehicles.



Pitch Fees

Lodge Pitch Fees (including Ground Rent, Service Charge, Maintenance, and Water/Sewage, including VAT): £4,675.00

Local Authority Rates: £274.73





Approximate total area⁽¹⁾
 879 ft²
 81.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band:
Tenure: Leasehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	