

## Heather Lodge Mercia Marina, Willington, DE65 6DW

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Price Guide £237,500

Freehold

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- Highly Desirable Mercia Marina Location with Beautiful Waterside Surroundings
- Stunning Lake Views with an Abundance of Birds & Local Wildlife
- Rare Private Position with No Immediate Neighbouring Lodge
- Immaculately Presented & Fully Furnished – Completely Turn-Key
- Stylish Open Plan Kitchen, Dining & Living Space with French Doors to Decking
- Three Well-Proportioned Bedrooms Including a Principal Bedroom with En-Suite
- Contemporary Kitchen with Integrated CDA Appliances & Central Island
- Extended Private Decking Areas Ideal for Outdoor Dining & Relaxation
- Successful Holiday Let with 4.8 Star Reviews & Customer Choice Awards 2025 & 2026
- Two Private Parking Spaces, Utility Area & Modern HIVE Smart Heating





## Summary

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Set within the highly desirable Mercia Marina, this beautifully presented lodge enjoys a private and peaceful position with no immediate neighbouring lodge, offering a rare level of privacy alongside stunning lake views and picturesque natural surroundings. Immaculately maintained and fully furnished, the property is completely turn-key, featuring stylish interiors, solid pine distressed flooring, upgraded radiators, oak internal doors, and elegant vertical interior panelling which enhances the sense of space and light throughout the home.

The lodge also benefits from an increased internal width, measuring approximately two feet wider than the standard lodge design, creating a noticeably more spacious feel across the accommodation. At the heart of the home is a superb open-plan living space with French doors opening onto extended decking, perfectly positioned to enjoy the abundance of wildlife and tranquil lakeside setting.

The property offers three well-proportioned bedrooms and two modern bathrooms, including a beautifully appointed bespoke en-suite, with custom fitted wardrobes and cabinetry adding both practicality and style. A high specification kitchen with upgraded integrated appliances and a central island provides an ideal space for both everyday living and entertaining, complemented by feature lighting throughout which further elevates the contemporary finish. Externally, the lodge enjoys generous decking areas, two private parking spaces, and wonderful lake views, creating a truly relaxing outdoor environment.

Currently operating as a successful holiday let with 4.8-star guest reviews and Customer Choice Awards for 2025 and 2026, the property represents an excellent opportunity for holiday-let investors or those seeking a luxurious second home within one of Derbyshire's most desirable marina settings.

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## **The Location**

Set within 77 acres of picturesque Derbyshire countryside, Mercia Marina is a truly unique waterside destination. The marina centres around a stunning 24 acre lake, beautifully framed by colourful narrowboats and thriving wildlife, creating a peaceful and scenic environment.

Residents and visitors can enjoy boutique shops, award-winning dining, and serene walking routes, alongside striking sculptures, engaging public art, and a vibrant calendar of seasonal events, including the marina's enchanting Christmas light displays.

Perfectly positioned, Mercia Marina offers an ideal base for exploring the Peak District and a variety of nearby attractions, making it one of Derbyshire's most captivating leisure destinations.

## **Accommodation**

**Open Plan Living/Kitchen/Dining Area**  
19'1" x 18'1" (5.84 x 5.52)



## Kitchen Area

A stylish contemporary kitchen fitted with a range of modern grey wall and base units complemented by granite-effect work surfaces. The central island provides additional storage, USB charging points, and a breakfast bar, finished with an attractive feature light above. Integrated CDA appliances include a dishwasher, fridge, freezer, microwave, electric oven, and a five-ring gas hob with extractor hood. A one and a half bowl matt black sink with drainer and flexible mixer tap sits beneath a rear facing window enjoying pleasant views of the surrounding greenery, where birds and local wildlife can often be seen, adding to the peaceful setting. Under-unit kickboard lighting adds a subtle modern touch.



## Dining Area

Positioned to enjoy the pleasant rear outlook, the dining area provides an ideal space for entertaining and family meals, featuring a contemporary brushed steel radiator and ceiling spotlights.



## Living Area

A bright and welcoming living space benefiting from double French doors that open onto the decking and enjoy tranquil lake views. The room features spotlighting, a tall brushed steel rail radiator, TV point, and network connection, creating a comfortable and stylish place to relax.



### Hallway/Utility Area

8'4" x 5'4" (2.55 x 1.65)

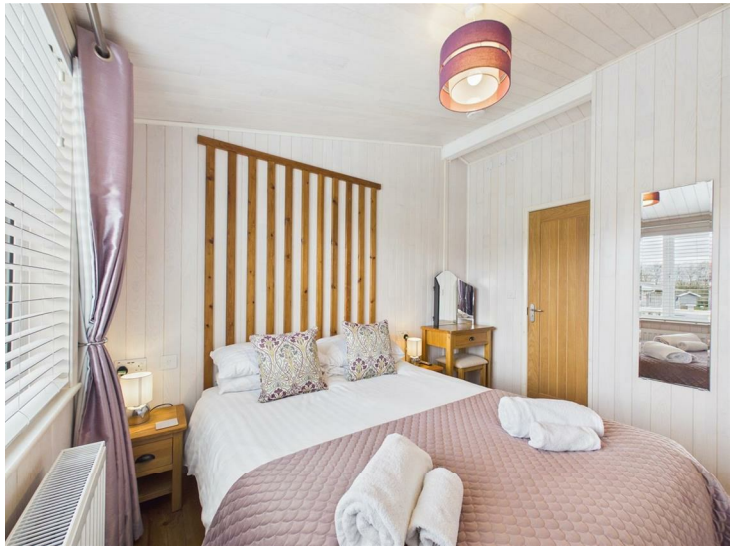
Located to the rear of the property, the hallway has a door providing access, a central heating radiator and a generously sized cupboard with sliding doors providing ample storage space. In addition, there is a washing machine and tumble dryer (included in the sale).



## Bedroom One

10'10" x 8'5" (3.31 x 2.58)

A beautifully presented principal bedroom featuring praline coloured, solid distressed pine flooring, a king-size bed with bespoke oak feature headboard, and fitted sliding wardrobes offering shelving and hanging rails. The room enjoys a pleasant front aspect view of the lake and benefits from USB charging sockets and radiator. Door leading into the en-suite.



### **En-Suite Shower Room**

7'10" x 4'7" (2.41 x 1.41)

A stylish and contemporary suite finished with marble-effect tiling and modern fittings. Comprising a large walk-in shower with waterfall and handheld shower heads, wash basin set within a fitted vanity unit with black mixer tap, WC with push flush, and a charcoal heated towel radiator. Additional features include a touch-sensor mirror, motion-sensor under-basin lighting, extractor fan, and privacy window.



### **Inner Hallway**

4'11" x 2'9" (1.50 x 0.86)

A central hallway providing access to the two bedrooms and bathroom, complete with HIVE smart heating controls, smoke and carbon monoxide detectors.

## Bedroom Two

10'4" x 8'5" (3.15 x 2.59)

A well-proportioned guest bedroom, suitable as a twin or additional double bedroom, overlooking the rear aspect, featuring bespoke oak headboard detailing, continuous flooring, radiator, TV point, and USB charging sockets.



### Bedroom Three

10'4" x 8'5" (3.15 x 2.59)

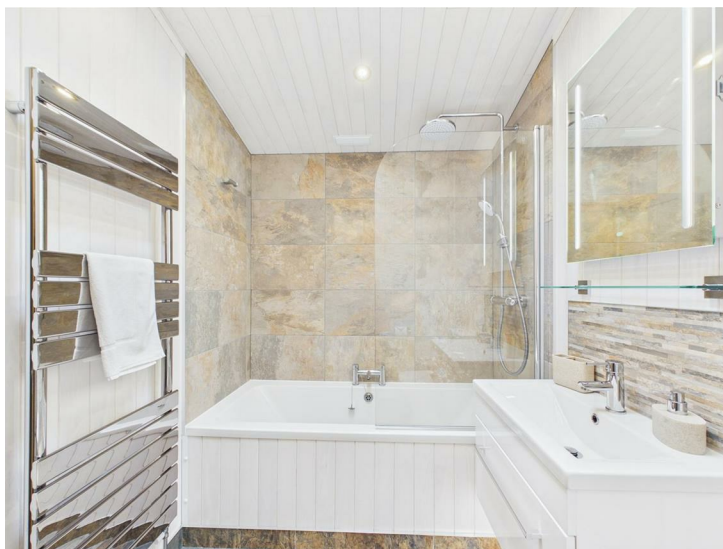
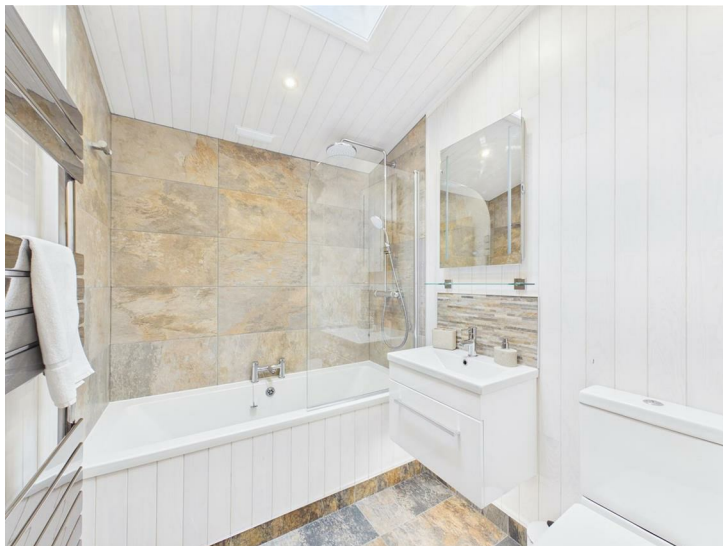
Another versatile room also suitable as a twin or additional double bedroom, enjoying a pleasant front aspect with views towards the lake. The room benefits from continuous flooring, pendant lighting, TV point, ample power and USB sockets, and radiator.



### Family Bathroom

7'3" x 5'7" (2.22 x 1.72)

A beautifully appointed bathroom fitted with marble-effect tiled flooring and contemporary fittings. The suite includes a bath with central taps and shower over with glass screen, wash basin set within a vanity unit with illuminated motion-sensor lighting, WC with push flush, chrome heated towel radiator, extractor fan, and Velux window providing natural light.



## Outside

Externally, the lodge enjoys a wonderfully private and peaceful position, with the rare benefit of no immediate neighbouring lodge, allowing for an exceptional sense of space and seclusion. The property features extended decking areas, providing the perfect setting for outdoor dining, entertaining, or simply relaxing while taking in the beautiful lake views and tranquil natural surroundings.

From this superb vantage point, owners can regularly enjoy an abundance of local wildlife, with birds and waterside nature often seen and heard throughout the day, creating a truly calming and picturesque environment. The lodge also benefits from two spacious private parking spaces, external power sockets, an outside tap, and a useful storage shed, making the outdoor space both practical and highly enjoyable. The combination of waterfront outlook, wildlife, and privacy makes this a particularly special setting within the marina.



## 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<sup>(1)</sup>  
725 ft<sup>2</sup>  
67.3 m<sup>2</sup>

(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: Freehold

### Energy Efficiency Rating

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

