

Fletcher & Company

Rosemary Lodge at Lakeside Mercia Marina, Findern Lane, Willington, Derby, DE65 6DW

Price Guide £215,000

Freehold



- Open Day – Saturday 28th March. Contact Our Office To Register Your Interest!
- Beautiful Lakeside Setting within the Highly Sought-After Mercia Marina
- Private Decking Area Enjoying Peaceful Waterfront Views
- Contemporary Open-Plan Living, Kitchen & Dining Area Filled with Natural Light
- Two Spacious Double Bedrooms
- Two Modern Bathrooms Including a Stylish En-Suite
- Stunning Views Across the Marina Lake & Surrounding Countryside
- Set Within 77 Acres of Beautiful Derbyshire Countryside
- Immediate Access to Boutique Shops, Restaurants & On-Site Amenities
- Located Within a Secure Gated Community with Private Parking





Summary

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Set within the highly sought-after Mercia Marina, this beautifully positioned lodge enjoys stunning lake views, a private decking area, peaceful surroundings, and the rare benefit of having no immediate neighbours next door.

Immaculately presented throughout, this exceptional home offers two generously sized double bedrooms, including two stylish en-suite bathrooms—and a contemporary open-plan living space filled with natural light. Outside, the lodge provides superb outdoor space, ideal for both relaxation and entertaining, while the tranquil waterfront setting adds a truly unique charm.

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

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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 nearby Peak District and a range of local attractions, making it one of Derbyshire's most captivating leisure destinations.

Accommodation

Open Plan Kitchen, Living & Dining Area

19'1" x 17'4" (5.83 x 5.29)

A beautifully presented open-plan living space forming the heart of the lodge, designed for both relaxation and entertaining. The area features praline coloured distressed solid pine flooring and walls finished in Edelweiss Neige paint, creating a warm and inviting atmosphere.

The living area benefits from an electric fireplace, dimming spotlights to the front and additional ceiling spotlights above the kitchen and dining areas. Double French doors open out to the exterior, allowing an abundance of natural light to fill the space, while a window to the rear aspect further enhances the bright and airy feel. Smoke and carbon monoxide detector are also fitted.

The contemporary fitted kitchen offers a range of modern units with integrated appliances including a Zanussi electric single oven, CDA integrated microwave, four-ring Zanussi induction hob with extractor hood and glass splashback, Bosch integrated dishwasher, and under-counter fridge and freezer. A one-and-a-half bowl sink with drainer is positioned beneath a window overlooking the rear aspect. The kitchen also benefits from under-cabinet lighting and ceiling spotlights.



Utility Area

6'4" x5'4" (1.94 x1.64)

Located by the dining area, the useful utility space provides additional storage and practicality. The room includes an integrated washer dryer, Vaillant boiler, extractor fan and ceiling spotlights. Two handy storage cupboards with shelving are present, one of which houses the consumer unit. A frosted-glass patio door leads out to the rear of the property, and a carbon monoxide detector is fitted.



Bedroom One

10'7" x 10'5" (3.24 x 3.19)

A spacious king-size bedroom with a window to the front aspect allowing plenty of natural light. The room benefits from a radiator, pendant ceiling light and a triple fitted wardrobe with mirrored sliding doors, shelving and hanging rails. USB sockets with integrated charging points provide added convenience.



En-Suite

8'3" x 4'11" (2.54 x 1.52)

The en-suite bathroom features tiled flooring and a bath with mixer tap and dual shower heads. The suite includes a wash basin with marble-effect tiled splashback and fitted mirror above, WC with push-button flush and a chrome heated towel radiator. Additional features include a spotlight, extractor fan and privacy-glass window.



Bedroom Two

10'8" x 10'6" (3.26 x 3.22)

A well-proportioned double bedroom featuring praline coloured, distressed solid pine flooring and a window to the front aspect. The room benefits from fitted double wardrobes with mirrored sliding doors, a cast iron radiator, ceiling spotlights, smoke alarm and carbon monoxide detector. Doors lead through to the en-suite and a separate study area.



Study

8'0" x 3'11" (2.44 x 1.20)

Accessed from Bedroom Two, the cosy study provides a useful additional space ideal for home working. The room features continuous flooring, built-in shelving, a cast iron radiator, a window to the rear aspect and a ceiling spotlight.



En-Suite

8'0" x 3'11" (2.45 x 1.20)

A modern shower room fitted with a shower cubicle featuring two shower heads and full-height tiling within the cubicle. The suite includes a wash basin with fitted cupboard beneath and marble-effect tiled splashback, WC with push-button flush, chrome heated towel radiator and fitted mirror above the basin. Additional features include an extractor fan, ceiling spotlights and a privacy-glass window to the side.



Outside

The lodge benefits from a stunning main decking terrace, perfect for relaxing and enjoying uninterrupted, tranquil views of the lake and surrounding wildlife. A secondary decking area, accessed via the utility room, features steps leading down to the front of the lodge and the allocated car parking area.

The exterior is thoughtfully equipped with an outside tap, electric points, and provides parking for two 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⁾
 725 ft²
 67.4 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: Freehold



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 | |