

A well presented 3 double bed (1 en-suite) detached holiday Scandinavian style lodge in a lovely position in this popular Holiday development with countryside views and a large decking area available on a 12 month Holiday basis.

**BLAK**  
PROPERTY

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62 Hartland Forest, Woolsery, Bideford, EX39  
5RA | Price £80,000

Briefly the property offers: Entrance Halll, open plan L-shaped living room and modern kitchen,3 Bedrooms with master Ensuite and Shower Room, electric heating, parking for 2 Cars. Situated in the grounds of Hartland Forest Golf Club, on the North Devon/Cornwall border, in between Bideford and Bude, it is the ideal choice for a relaxing ‘get away from it all` stay.

The property itself is situated at the start of the complex giving it a more private rear aspect and is positioned on a large plot providing ample parking space. Whilst the park itself offers the peace and tranquility of the country side,offering a relaxing retreat, it also has its own fishing lake and golf course which we believe is due to reopen in 2026. With the choice of local coastlines such as Welcombe, Hartland and Clovelly and only a short distance from the Devon/ Cornwall border with the popular North Cornish town of Bude closeby.

The Service Charge for 2025 is £2451

Directions: From Bideford take the A39 towards Bude. After passing though Clovelly Cross you will come to the brow of a hill and turn left signposted for West Yagland. Follow this road for just over 1 ½ miles where you will come to a sharp right hand bend with a minor junction where Gorvin Farm is on your left. Take the left fork signposted Woolsery, the entrance to the site is clearly named, continue on the Entrance drive taking the first left turn and No 62 is the 2nd on the left. What3words baths.riper.headache

**Entrance Hall** : UPVC double glazed door off, electric radiator, Airing Cupboard, further built in cupboard

**Kitchen/Diner 18'3" (5.56m) x 9'0" (2.74m):** Fitted with a range of Beech effect base and wall cupboards with stainless steel sink unit, plumbing for washing machine. LPG gas point. Pine vaulted ceiling with spotlights, electric radiator, double glazed patio doors off. UPVC double glazed window.

**Lounge 12'1" (3.68m) x 9'2" (2.79m)** : Woodburning stove double aspect double glazed patio doors off, vaulted pine ceiling with spotlights

**Bedroom 1 10'6" (3.2m) x 9'1" (2.77m)** : UPVC double glazed window, electric radiator

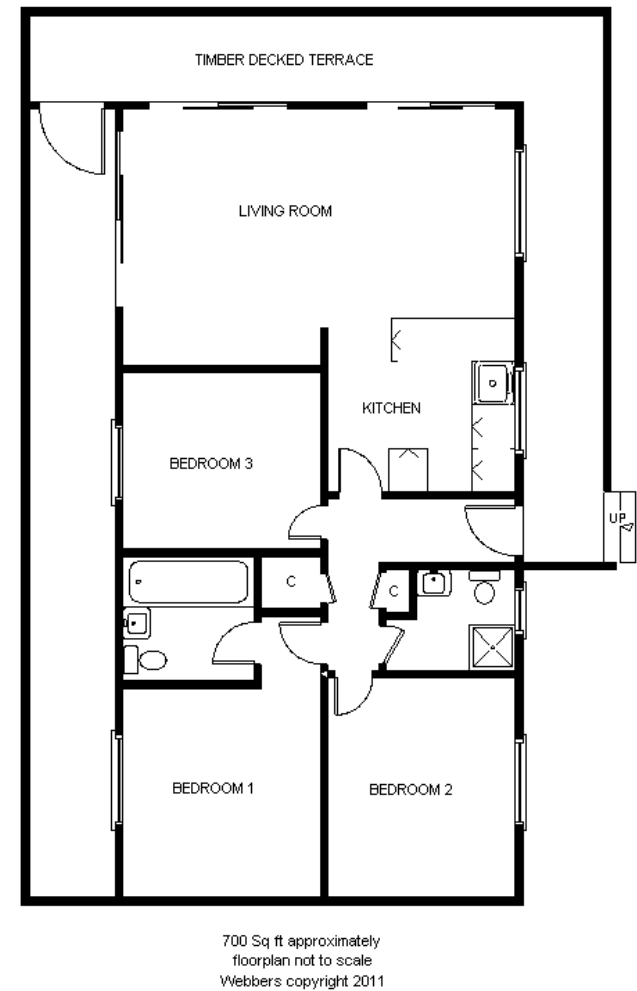
**Ensuite 9'9" (2.97m) x 5'9" (1.75m):** Fitted with a white 3 piece suite comprising, modern panelled bath with tiled surround and thermostatic shower over, wash hand basin and close coupled WC, Heated towel rail, extractor, light/shaver point

**Bedroom 2 10'6" (3.2m) x 9'1" (2.77m):** UPVC double glazed window, pine vaulted ceiling

**Bedroom 3 9'2" (2.79m) x 9'2" (2.79m)** : Electric Radiator, UPVC double glazed window, pine vaulted ceiling

**Shower Room 5'9" (1.75m) x 5'9" (1.75m)** : Fitted with a three pice suite comprising shower Cubicle with thermostatic shower, wash hand basin and close coupled WC, extractor, UPVC double glazed window.

**Outside** : Wrap around decking area



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