



# turners



## 11 Higher Bridge Park, Stowford Meadow, Ilfracombe, EX34 0PW

**Asking Price £69,950**

Nestled in the sought-after locale of North Devon, just half a mile off the main road, this gem is perfectly situated with Woolacombe and Ilfracombe only 5 miles away.

Boasting all-day sunshine, the lodge features a spacious new decking area from 2022, ideal for soaking up the rays or hosting unforgettable barbecues. Meticulously maintained and freshly repainted in 2023, it offers a private drive for added convenience.

Step inside to discover a bright, sunlit lounge and dining area complemented by a fully equipped kitchen. The vaulted wooden ceilings lend a cozy warmth to the ambiance, creating an inviting atmosphere for relaxation.

Both bedrooms are adorned with fitted wardrobes, ensuring ample storage space for your belongings. Situated within the renowned Stowford Meadow Holiday Park, spanning 500 acres of picturesque North Devon countryside.

Set amidst 40 lodges on four levels, this tranquil haven offers idyllic views and its own woodland walks, perfect for exploring the beauty of the region. Plus, with onsite amenities including an indoor swimming pool, a 9-hole golf course, a pub, a restaurant, a coffee shop, a children's play area, and entertainment, there's something for everyone to enjoy.

Stowford Meadow enjoys a 12-month open season for second home or holiday use.

#### Hallway 3'4" x 7'4" (1.03 x 2.26)

A bright hallway with use storage cupboard for coats and shoes.

#### Living Room 14'9" x 19'2" (4.51 x 5.85)

A spacious and inviting living area, bathed in natural sunlight streaming through numerous windows, creates a warm and welcoming ambiance. The room is carpeted throughout and features French doors that open to the outside terrace, seamlessly merging indoor and outdoor spaces. A designated dining area, highlighted by a three-aspect bay window, offers a charming spot for meals. The centrally placed sofa around the fireplace provides the perfect place to unwind in the evening.

#### Kitchen 9'7" x 7'6" (2.94 x 2.30)

A kitchen featuring an abundance of base and eye-level units, vinyl flooring, a stainless steel sink with a tiled backsplash, and a built-in oven and hob.

#### Hallway 10'11" x 3'2" (3.33 x 0.97)

decoratively cream wall and gives access to all rooms with on the wall lamps.

#### Bathroom 5'6" x 7'6" (1.69 x 2.30)

A bright bathroom comprising of bath tub with shower mixer tap, toilet and basin and laminate flooring.

#### Bedroom One 10'5" x 9'4" (3.19 x 2.85)

The light-filled bedroom comfortably accommodates a double bed, features built-in wardrobes, and offers ample space for all associated furnishings. Additionally, the room benefits from its own private En-suite.

#### En-Suite 4'7" x 7'8" (1.42 x 2.36)

The bathroom includes an enclosed shower, laminate flooring, a toilet, and a basin.

#### Bedroom Two 10'5" x 9'4" (3.19 x 2.87)

The second bedroom currently houses two twin beds, a wardrobe, and a chest of drawers, making it suitable for multiple occupants.

#### Outside

The property features a spacious decking area at the front and side of the cabin, repainted two years ago. A small patio area on the side offers an ideal spot for drying clothes and outdoor storage. The designated driveway accommodates up to two vehicles, and a small lawn graces the front of the cabin. Nestled in a beautiful park, the cabin is surrounded by the stunning Devon countryside.

#### Directions

Head North-East on High Street towards Oxford Grove. The High Street turns slightly right and becomes Portland Street. Continue on to Coronation Terrace/Hillsborough Road. At the traffic lights turn

right onto New Barnstaple Road. At the roundabout, take the first exit and stay on New Barnstaple Road. At the end of the road turn left onto B3230. At the roundabout, take the first exit onto A3123. Continue along road and a sign for Stoward Meadow and be seen on your right hand side.

Once you have turned right into the park continue along the road. At the end of the road turn left and carry on down the hill and take your next left. The caravan can be found by taking the first left and following the road around where the property can be found on your right hand side.

#### Agents Notes

The lodge has 83 year remaining on the lease.

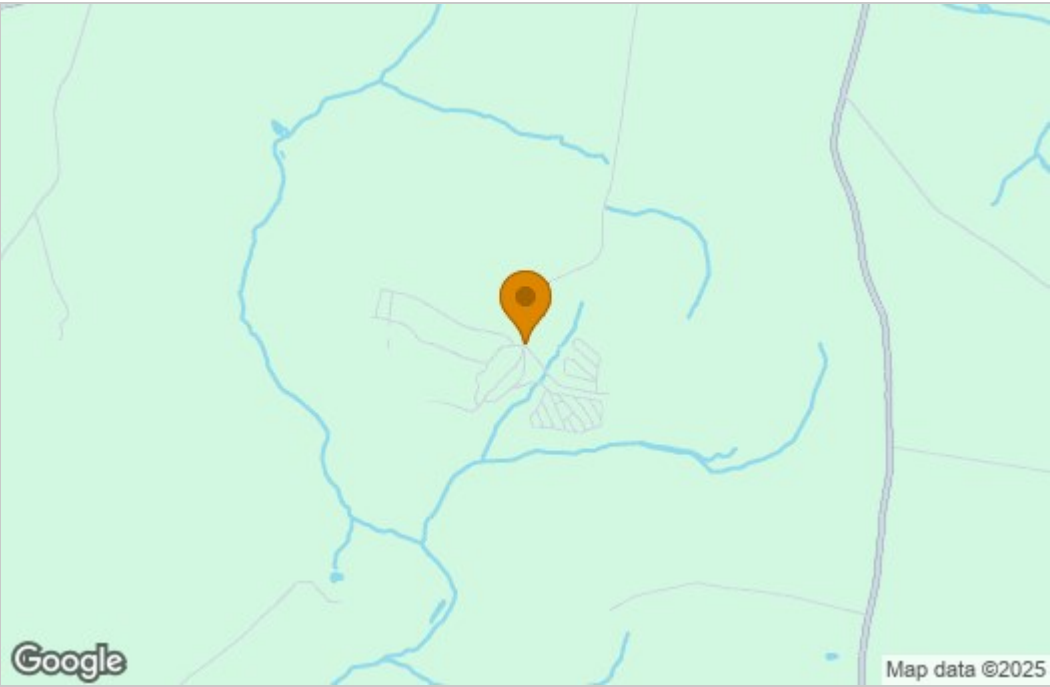
The annual site fees are £5,775.

The property is not mortgageable but other forms of finance may be available. To comply with the property misdescriptions act we must inform all prospective purchaser that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

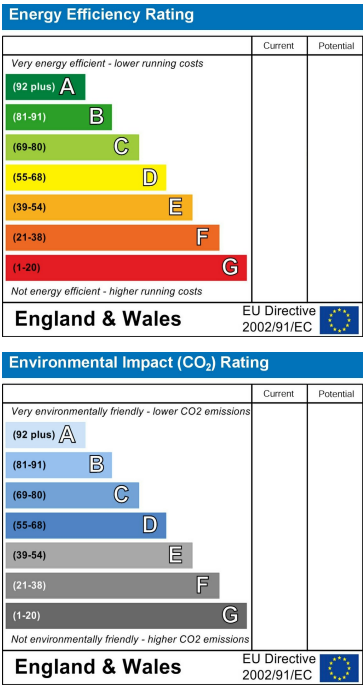
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.