



Watermouth Lodges, Berrynarbor

£200,000 License Agreement



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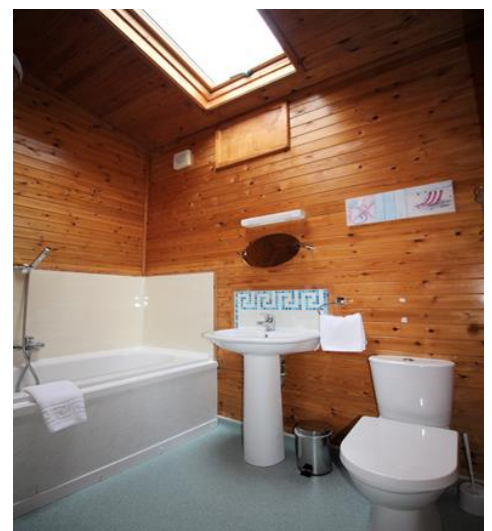




43 Watermouth Park, Berrynarbor, Ilfracombe, Devon, EX34 9SJ

This immaculately presented, three bedroom lodge is situated on an elevated plot boasting exceptional sea views. Located on the grounds of the castle and overlooking the scenic Watermouth bay, Park Life Resorts is offering an exceptional investment opportunity. The park itself is under new ownership and has some exciting plans that are sure to increase the overall experience for holiday guests and lodge owners alike. As well as being known for its peaceful serenity, the park also offers a large array of on-site facilities including; heated indoor and outdoor pools, kids play areas, sea terrace bar and restaurant and woodland adventure walks.

- A spacious three double bedroom holiday lodge
- Large wrap around decking area with views out to sea
- Parking for up to two vehicles
- Located on a well run and established park with fresh exciting plans
- Outstanding holiday rental returns and hassle-free housekeeping services available
- 99 year license agreement
- Full high specification refurbishment available on purchase



Situated between Ilfracombe and Combe Martin at the foot of Berrynarbor Village with spectacular views over the picturesque Watermouth Cove, Watermouth lodges has one of most envied backdrops of any park in the country.

Renowned for its dramatic and beautiful coastline, vast woodland and golden sandy beaches North Devon is the perfect location to experience a large variety of attractions and activities.

Relax and unwind in one of Britain's most sought after and desirable locations.

Award winning Woolacombe beach - Less than 10 miles

Ilfracombe Harbour, home to Damien Hirst's famous Verity statue - Less than 3 miles

The quaint village of Berrynarbor - Less than 1 mile

Combe Martin on the edge of Exmoor National Park - Less than 3 miles

Broadsands beach, North Devon's best kept secret - Less than 1 mile

Surf hot spot; Croyde beach - 12 miles

Lynton and Lynmouth – Less than 15 miles

Valley of the Rock



Kitchen/Dining/Living Room: 18' 8" x 26' 6" (5.70m x 8.07m)

Entering via the main door, you first encounter the modern and stylish kitchen area. Featuring base and eye level units, roll top work surfaces and a convenient kitchen island with additional seating space. The kitchen benefits from a large range style cooker, with extractor fan and integrated stainless steel sink.

The dining area sits alongside a large UPVC double glazed window, with exceptional rural and sea views. There is ample space for a large family sized dining room suite.

Finishing off this great social space is the light filled living room with triple aspect windows and a feature fire place. Carpeted throughout and easily allowing for a large three piece suite if required.

**Master Bedroom: 14' 1" x 13' 2" (4.3m x 4.02m)**

An expansive master bedroom which is accentuated by the high vaulted ceilings. The space consists of timber cladded walls and ceilings, carpeting throughout, an elegant ceiling fan and wall mounted radiators. There is ample space for all associated bedroom furnishings, alongside a king sized bed.

En-Suite Bathroom: 8' 5" x 7' 6" (2.56m x 2.28m)

The large en-suite situated off the master, benefits from a corner shower unit, WC and porcelain hand basin. There is also a frosted UPVC double glazed window and built in extractor fan.

**Bedroom 2: 7' 3" x 13' 1" (2.20m x 4.0m)**

The second bedroom currently houses twin beds for multiple occupancy within the lodge, but could easily support a king size bed if required. Also benefiting from high, vaulted ceilings, the space comes with all associated bedroom furniture, a UPVC window to the side elevation and wall mounted radiators.

Bedroom 3: 12' 2" x 9' 3" (3.7m x 2.83m)

The third bedroom is also a large double, and also offers enough space for all associated furniture. The window to the side elevation allows for an abundance of natural light, whilst the carpeting and wall mounted radiator ensure the room remains warm even in the winter months.

**Family Bathroom: 8' 6" x 5' 7" (2.6m x 1.7m)**

A spacious family bathroom with cladded wall, ceilings and large skylight. The room features a porcelain sink, WC, paneled bathtub, stylish splashback and laminate flooring.

Agents Notes:

The lodge will be sold with brand new 99 year license agreement.

Full internal and external lodge refurbishment available. Contact the park for more details.

The park is open 365 days of the year.

Directions:

From our offices proceed along Portland Street, then Hillsborough Road until the road becomes the A399 (eastbound). Carry on along this road through Hele Bay. Around 2 miles outside of Hele you will see Watermouth Castle appear on your right hand side,. Turn right into the castle grounds and follow the road round to the left of the castle where you will find Park Life Resorts.



GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Printed by Ravensworth 01670 713330

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