



27 Hartland Forest Price Guide £99,500
Woolsey, Devon EX39 5RA

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ESTATE AGENTS & VALUERS

A spacious and extremely well-presented fully furnished 2-bedroom holiday lodge for holiday occupation. A favoured design with excellent communal space and plenty of natural light - with private decking, eco-friendly sunken hot tub and dedicated parking. 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 is currently being used a very successful holiday let through Sykes and could achieve £18,000 gross per annum.

FREEHOLD

Hartland Forest Golf Club is a small, select complex of holiday lodges in a park-like environment, with fishing lakes and is approximately 4 miles away from the Devon coastline and approximately 3 miles away from Woolserly village. Woolserly is approximately 9 miles distant from the port and market town of Bideford and is served by a bus service. Within a short driving distance are some of North Devon's most breath taking coastlines which include Bucks Mills, Clovelly and Hartland. The village is located approximately 2 miles off the A39 Atlantic Highway which runs from North Devon to



Accommodation briefly:

Glazed entrance door to:

Hall

Kitchen

9' 8" (2.95m) X 6' 6" (1.98m)

Open-plan Living/Dining Room

18' 8" (5.7m) X 17' 6" (5.33m)

Bedroom 1

10' 11" (3.33m) X 9' 4" (2.85m)

Bedroom 2

13' 6" (4.11m) X 9' 8" (2.94m)

Bathroom

Outside

Number 27 offers a dedicated parking space next to the property and communal gardens extend to all sides of the holiday lodge. There is a south-facing deck and sunken hot tub (quality Canadian model which is quiet and economical to run).

This lodge is being sold to include all appliances and some fixtures and fittings.

Energy Performance Certificate: E

Council Tax Banding: Currently Business rated. Normally A Band.

Service Charge

2023 Service/Maintenance charge was £3,140 inc. VAT for water usage, sewerage charges, grass cutting in the communal areas, upkeep of access drive and footpath.

Each lodge has its own independent electricity supply with a supplier of your choice.

Directions

From Bideford take the A39 towards Bude. After passing through Clovelly Cross you will come to the brow of a hill on Bursdon Moor (approx. 4 miles) 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 will be on your left-hand side. Take the left fork signposted Woolserly, where you will find the entrance to the Golf Course and Holiday Park can be seen on the right-hand side.





31 Bridgeland Street, Bideford,
Devon EX39 2PS

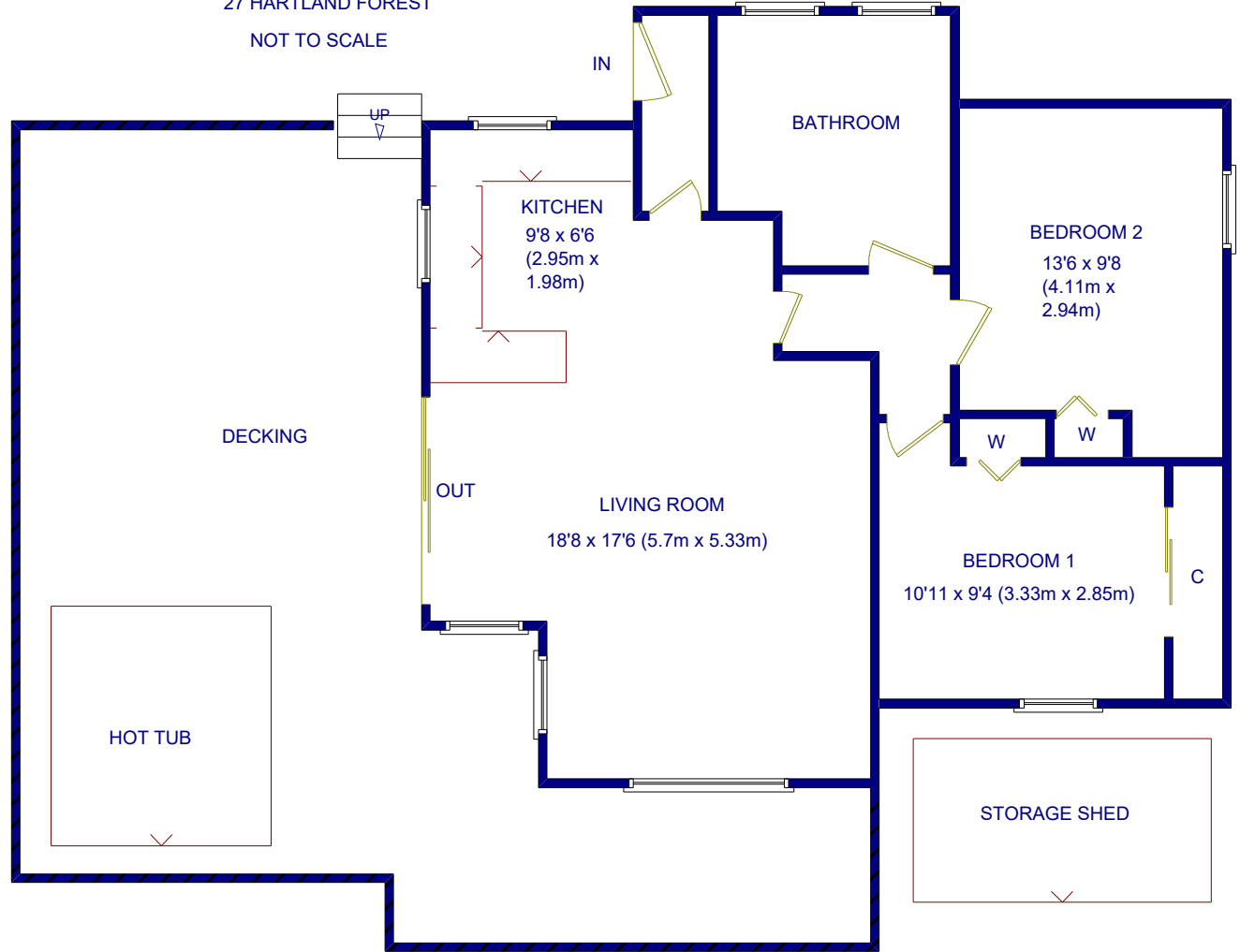
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27 HARTLAND FOREST
NOT TO SCALE



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

