



64 Hartland Forest
Woolsery, Devon EX39 5RA

Price Guide £89,950

HARDING & CO
ESTATE AGENTS & VALUERS

A freehold, 3 bed (1 en-suite) holiday lodge in a lovely position within this established development, with views over a large lake and beyond over open countryside. Internally these properties have interlocking timber beams and vaulted ceilings in most rooms. Externally there is a spacious private deck from where one can enjoy the quiet and enviable setting. Hall, open plan living room and kitchen, shower room, electric heating, private parking space. 12 months holiday usage. Hartland Forest is small select complex of holiday lodges in a park like environment and is approx, 4 miles away from the coastline.

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 1 ½ 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 the south of Cornwall.



Entrance on to exterior decked seating area with

Entrance Hall:

Large airing cupboard which houses the trip switches and water cylinder. Doors off to:

Kitchen/Dining & Living Area (Open Plan)

18' 3" (5.56m) X 9' 0" (2.74m)

Lounge (Double Aspect)

12' 2" (3.71m) X 9' 1" (2.77m)

Bedroom 1

10' 6" (3.2m) X 9' 0" (2.74m)

En-suite Shower Room

Bedroom 2

10' 7" (3.23m) X 9' 0" (2.74m)

Bedroom 3

9' 3" (2.82m) X 9' 0" (2.74m)

Family Bathroom

5' 9" (1.75m) X 5' 8" (1.73m)

Outside

No. 64 has a parking bay. The communal gardens extend around the exterior of the property and the lodge overlooks an attractive lake. There is timber decking around the perimeter which provides a very pleasant outside space from which to enjoy the peaceful surroundings and views over the lake.

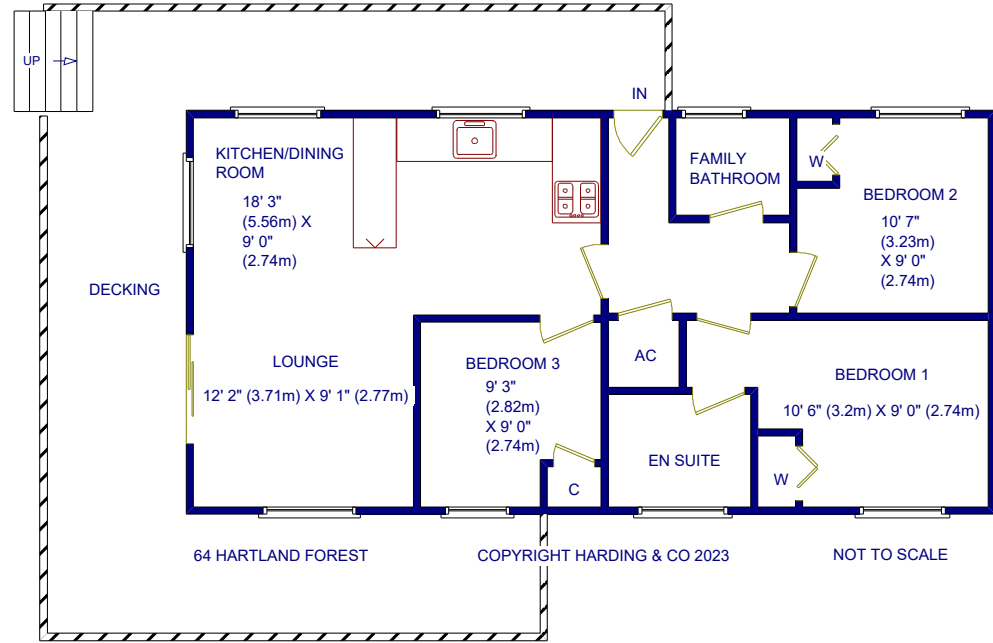
Service Charge: Approx £2760.00 inc VAT, which includes grass cutting in the communal areas, upkeep of access drive and footpath. Each lodge has its own independent electric supply, with a supplier of your choice. Water by meter charge at SWW rates and sewerage charge at SWW un metered rate.

Energy Performance Rating: F

Council Tax Band: The Lodges are normally band A or business rates but the rates will depend on personal circumstances.

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. Take the left fork signposted Woolserly, where you will find the entrance to the golf course.





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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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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