



5 Hartland Forest  
Woolsey, Devon EX39 5RA

Guide Price: £65,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A superbly appointed detached 2 bed Scandinavian style holiday lodge situated in a delightful position within the Hartland Forest Golf Club, in the stunning Devon countryside only 4 miles from the coastline.

This lodge has been the subject of substantial renovation throughout and is excellently equipped with a high level of insulation, a new kitchen & shower room, newly installed heating with updated electrics and instant hot water system. Every space has been freshly decorated including new carpets and attractive soft furnishings.

Please note that these properties have a 12 month holiday usage only and owners must have a permanent residence elsewhere.

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 Woolsery village. Woolsery 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.



### Outside

Adjacent parking bay offering parking close to the entrance of the lodge. Around the lodge is a L-shaped terrace – all recently updated and benefits from facing south.

**Service Charge:** LONG LEASEHOLD – Remainder of 999 year lease (970 years). Service charge of £1,900 inc. VAT per annum plus metered water. Charge includes sewerage costs, 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.

**Energy Performance Rating:** E

**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 Woolsery, where you will find the entrance to the golf course, continue through the park where number 5 will be found on the left hand side.





31 Bridgeland Street, Bideford,  
Devon EX39 2PS

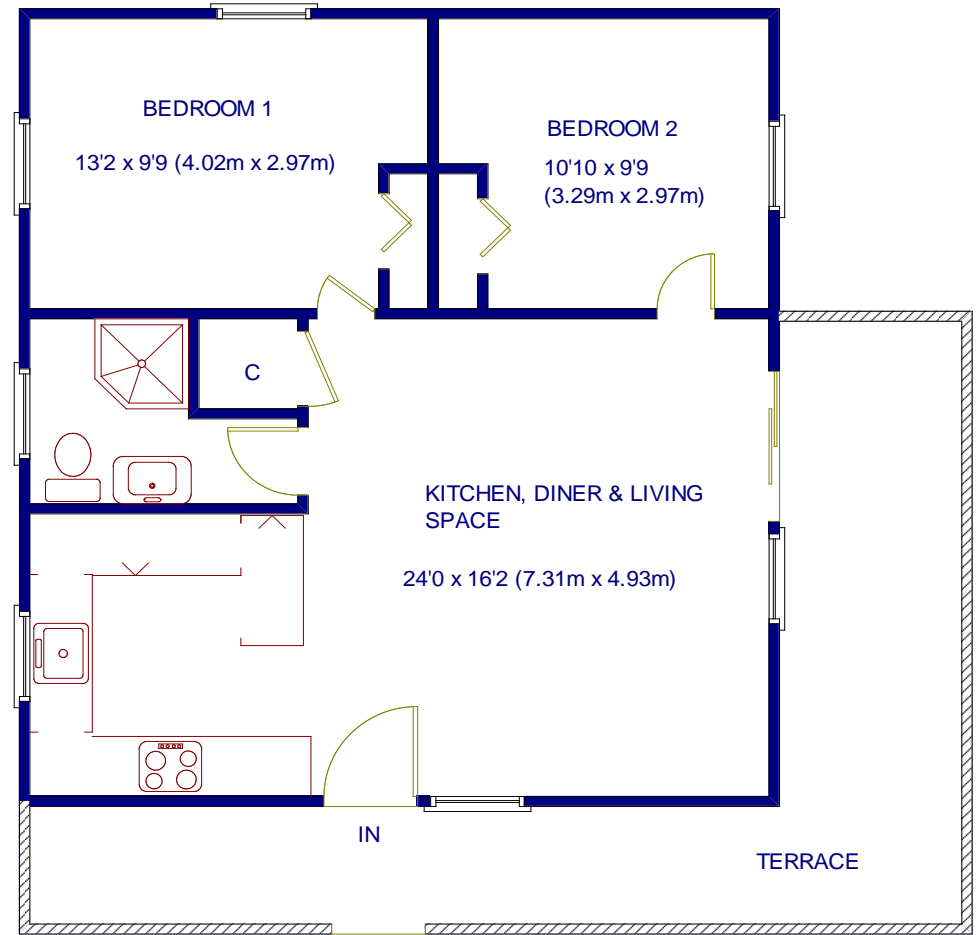
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5 HARTLAND FOREST  
NOT TO SCALE  
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation 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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