



39 Hartland Forest  
Woolsery, Devon EX39 5RA

Price Guide £87,000

**H**ARDING & CO  
ESTATE AGENTS & VALUERS



A detached freehold 3 bed (1 en-suite) holiday lodge, with 12 months of the year holiday usage. Presented in excellent condition and recently styled with a Scandi feel, the sale includes all fixtures, modern furniture and fittings. This property is in a peaceful location towards the end of a quiet no-through driveway shared with just three other lodges. The lodge has excellent internet access via Starlink.

Open plan living room with fitted kitchen, hall, bathroom, 3 beds (all doubles) en-suite bathroom to master. Internally these properties have interlocking timber beams and vaulted ceilings in most rooms. Outside decking and parking next to the lodge, allowing for electric car charging.

The lodge is currently used as a successful holiday rental and could be sold with on-going bookings and access to marketing via it's website [www.hartlandhideawaylodge.com](http://www.hartlandhideawaylodge.com). It has enjoyed £51k of booking income over the last three years.

Hartland Forest Golf Club is a small, select complex of holiday lodges in a rural 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. 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.



### Glazed entrance door to:

#### Entrance Hall

With electric radiator, cupboard housing hot water tank, useful owner's cupboard, door opens to:

#### Open-plan Living Room and Kitchen

**18'9" x 19'3" narrowing to 8'11"**

**(5.71m x 5.86m narrowing to 2.73m)**

A generous triple aspect room with pine vaulted ceiling, light fittings, sliding patio doors opening to the deck. Karndean flooring installed 2021.

#### Kitchen Area

Comprises a range of cream fronted cupboards with base and wall storage units, stainless steel sink with window behind enjoying views across the countryside. Fitted dishwasher, fridge and freezer, integrated oven and electric hob and extractor canopy above, part-tiled wall and electric wall heater.

#### Bedroom 1

**14'2" x 9'3" (4.32m x 2.81m)**

Built in wardrobe cupboard, electric radiator, picture window to the side. Door to:

#### En-suite Bathroom

Comprising modern suite of low flush W.C., pedestal wash hand basin, panelled bath with shower over and heated towel rail.

#### Bedroom 2

**10'5" x 9'2" (3.17m x 2.8m)**

Built in wardrobe cupboards, electric radiator.

#### Bedroom 3

**9'5" x 9'2" (2.86m x 2.8m)**

With built-in cupboard, electric radiator.

#### Shower room

Comprising modern suite of low flush W.C., pedestal wash hand basin, shower cubicle with electric shower, 'Dimplex' wall heater.

### Outside

There is a parking area next to the lodge, allowing for electric car charging.

Patio doors lead from the living room onto a private deck, with sunny aspect and lovely views over the open countryside.

This lodge is being sold to include all fixtures, fittings and furniture.

### Energy Performance Certificate: F

**Council Tax Banding: normally A** (currently business rated, council tax exempt)

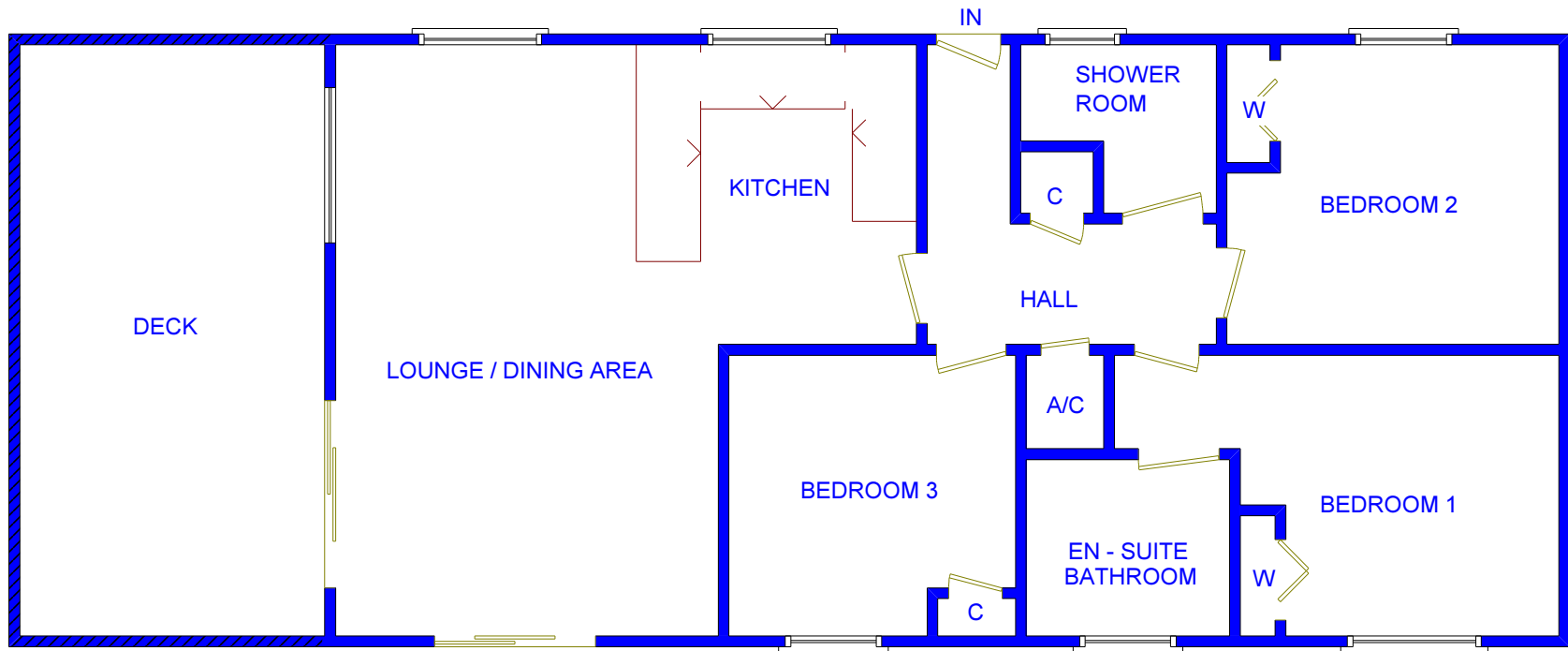
### Service Charge

For 2024 the charge is £1532 + VAT, annual Service Charge payable to include 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. Water by meter charged at SWW rates and sewerage charged at SWW un-metered rate.

### 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 on the right-hand side. As you enter the development continue along the full length of the main driveway towards the converted barns at the bottom. Continue around to the left where the drive drops down and No 39 can be found on the left hand side.



This floorplan is for identification purposes only and is not to scale.  
Harding & Co copyright

31 Bridgeland Street, Bideford  
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)





