



## The Bolt Hole

6 Hartland Forest, Woolsery, Devon EX39 5RA

Price Guide £74,995

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A detached 2 bed Scandinavian style holiday lodge situated in a super position within the Hartland Forest Golf Club, in the delightful Devon countryside only 4 miles from the coastline. The lodge comprises a large living room with modern wood burning stove and extra patio door to the outside decked area, fitted kitchen, two double bedrooms (1 en-suite) bathroom and parking. The property has benefitted from newly laid decking, new shower in the main bathroom & new water heating system. The property is currently a successful holiday let lodge.

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



**Covered Entrance Canopy with glazed front door opening to:**

#### **Living Room**

**4.92m x 4.86m (16'2" x 15'11")**

Wood ceiling with exposed beam, modern corner wood burning stove on slate hearth (new flashing stalled in the chimney). Wall length sliding patio doors opening to side veranda. Open plan to:

#### **Kitchen**

**2.7m x 2.41m (8'10" x 7'11")**

Fitted with a range of light fronted units with stainless steel handles, rolled edge work surfaces with base and wall storage cupboards, integrated oven, hob with extractor canopy above, stainless steel sink unit with mixer tap. Washing machine, dishwasher and tall fridge freezer included. Storage cupboard housing pre-lagged hot water tank with fitted immersion heater.

#### **Bedroom 1**

**4.04m x 2.78m (13'3" x 9'1")**

A bright double aspect room. Fitted double wardrobe cupboard with sliding doors, wood panelled ceiling and exposed beam. Door to:

#### **En-Suite Shower Room**

Modern white suite of hand wash basin and mixer tap with cupboard below, low flush W.C, shower cubicle with concertina glazed door, shaver light, Dimplex wall heater and part-tiled walls.

#### **Bedroom 2**

**3.31m x 2.99m (10'10" x 9'10")**

Window to the side enjoying views over the countryside. Built-in double wardrobe cupboard with sliding doors. Wood panelled ceiling and exposed beam.

#### **Bathroom**

Comprising modern suite of low flush WC, panelled bath with mixer tap and hand shower attachment, hand wash basin, part-tiled and panelled walls, shaver light, Dimplex wall heater, extractor fan.

#### **Outside**

Nearby parking bay with parking for one vehicle, path leading to the lodge. Around the lodge is an extra-large newly replaced L-shaped timber deck from where to enjoy the quiet ambience of the site. Outside sensor lighting,

**Service Charge:** The total annual cost of maintenance and ground rent for 2024 comes to £2060.83 including sewage and water charges.

**Energy Performance Rating: D**

**Council Tax Band: A**

#### **Tenure**

Remainder of original 999 year lease.

Freehold can be purchased from the HFGC owner, if required.

**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 towards the old club house car park which will be on the right hand side, the parking bay for no 6 will be just after the car park on the left hand side.





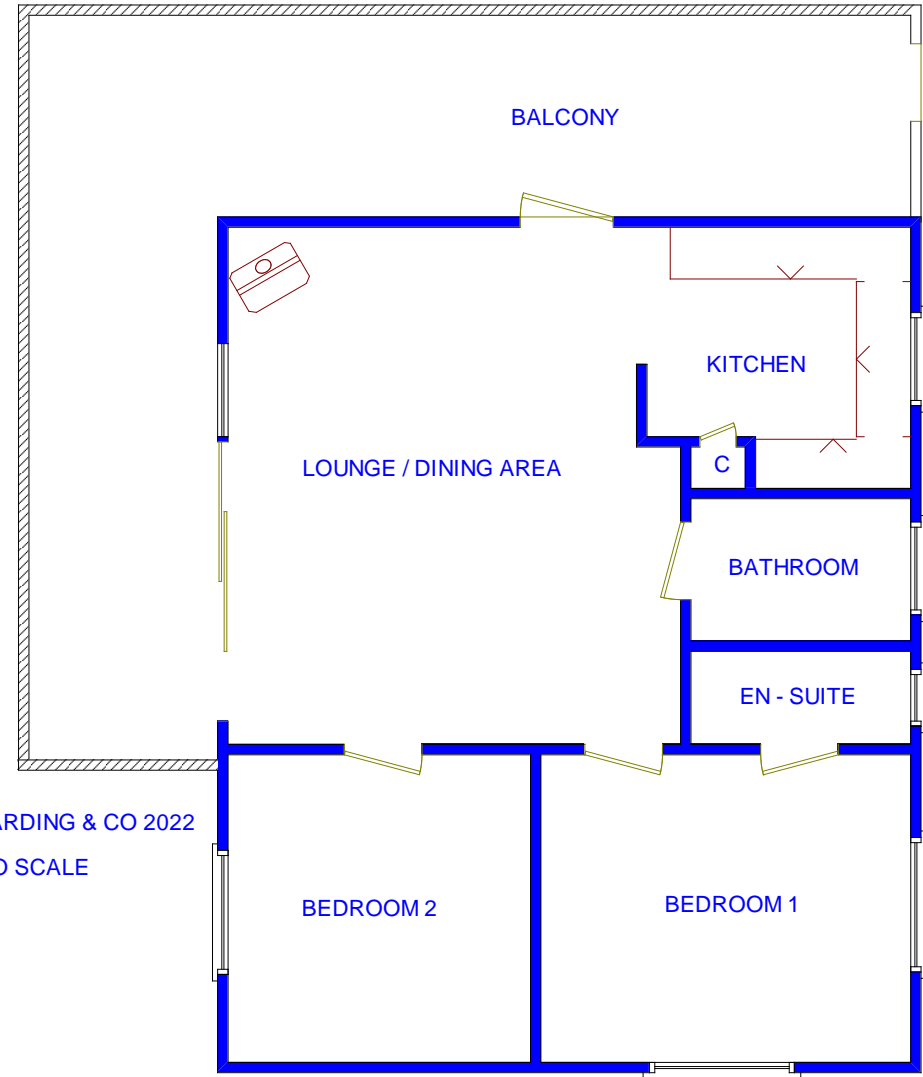
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NOT TO SCALE

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.

