



51 Hartland Forest  
Woolsery, Devon EX39 5RA

Price Guide £89,950

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

A stylish 3 bedroom Holiday lodge in an enviable position on the site, enjoying far reaching countryside views and only a short walk from the catch and release fishing lakes. This lodge has large decking, and benefits from 2 parking spaces. The property comes fully furnished and is used as a second home/Holiday Let which can generate as good gross income.

Please note this is a 12 month holiday use only property and cannot be used as a residential home.

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.



#### Glazed entrance door to:

##### Entrance Hall

With electric radiator, cupboard housing hot water tank, 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)

##### Bedroom 1

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

##### En-suite Shower room

##### Bedroom 2

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

##### Bedroom 3

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

##### Bathroom

##### Outside

There is a parking area next to the lodge for two vehicles.

Patio doors lead from the living room onto a private deck on 3 sides, with sunny aspect and lovely views over the open countryside and towards the lake.

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

#### Energy Performance Certificate: F

**Services:** mains electric & water, private drainage, electric heating, uPVC double glazing

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

#### Service Charge for 2024

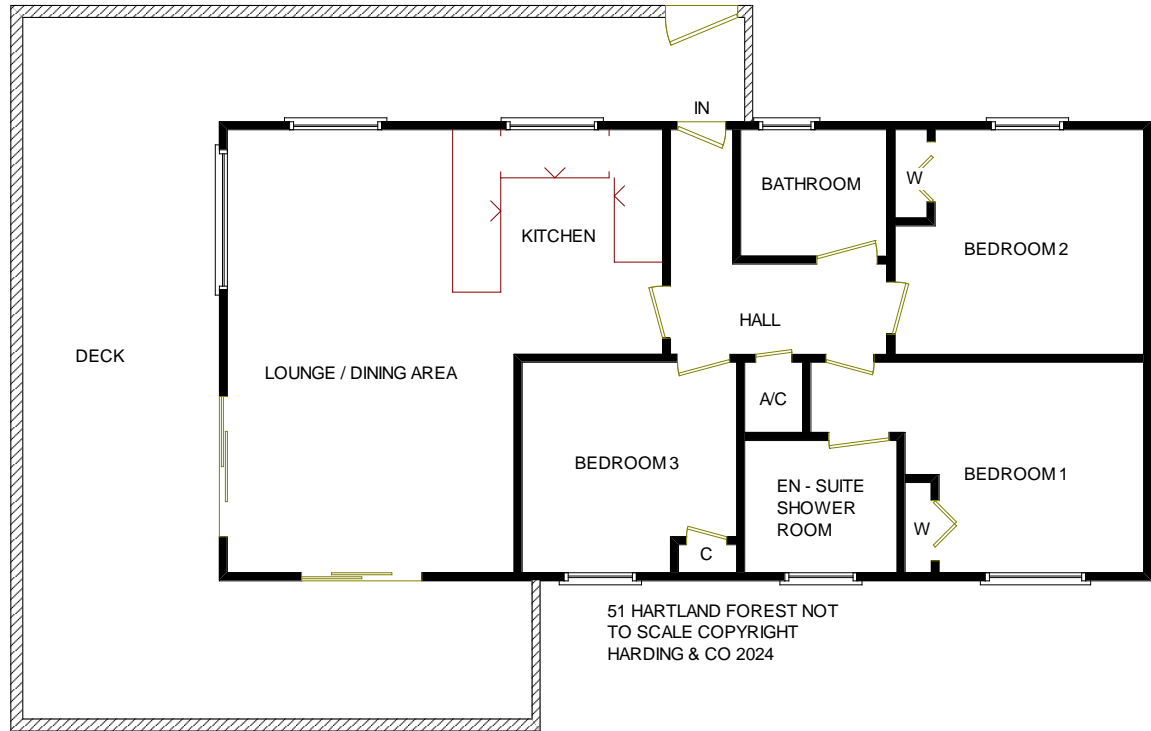
Approximately £2,315.85 inc VAT annual Service Charge payable to include grass cutting in the communal areas, upkeep of access drive and footpath.

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 take the first turning on the left and no. 53 can be found on the left hand side.





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.

