



1 Forest Lakes

Marshalls Farm, Woolsery, Devon EX39 5ES

Price Guide £197,000

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

Nestled in the serene Marshalls Farm Estate in Woolsery, this charming 3 bed holiday lodge is a hidden gem waiting to be discovered. As you step into this detached single-storey lodge, you are greeted by a tranquil wooded setting spanning over 1.3 acres of lush garden and woodland - a perfect retreat from the hustle and bustle of everyday life.

Built about 16 years ago, and boasting three bedrooms, including a en-suite, and a separate shower room, this property offers the ideal space for relaxation and comfort. The L-shaped open living room provides a warm and inviting atmosphere with patio door opening to a large wrap around deck enjoying views over the garden for entertaining guests or simply unwinding after a long day.

Conveniently located just 2 miles away from the quaint village of Woolsery, where the popular Farmers Arms pub awaits, you'll have the best of both worlds - peace and entertainment at your doorstep.

With the property being freehold, you can truly make this holiday lodge your own personal haven for 12 months of the year. Don't miss out on the opportunity to own a piece of paradise in this picturesque setting. Please note that this lodge has holiday usage only and must not be used as a permanent home.



### Entrance on to exterior decked seating area with

#### Entrance Hall:

Large airing cupboard which houses the trip switches and water cylinder. Built in owners cupboard. 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 Bathroom

**Bedroom 2**  
10' 7" (3.23m) X 9' 0" (2.74m)

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

#### Shower Room

#### Outside

No.1 has a parking bay. This lodge is approached over a small private driveway shared by just one other lodge. The grounds and gardens amount to approximately 1.3 acres providing a lovely natural environment of young trees and more mature woodland with an area of grass surrounding the lodge. Within the woodland is a firepit area and access to countryside walks. 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 garden.

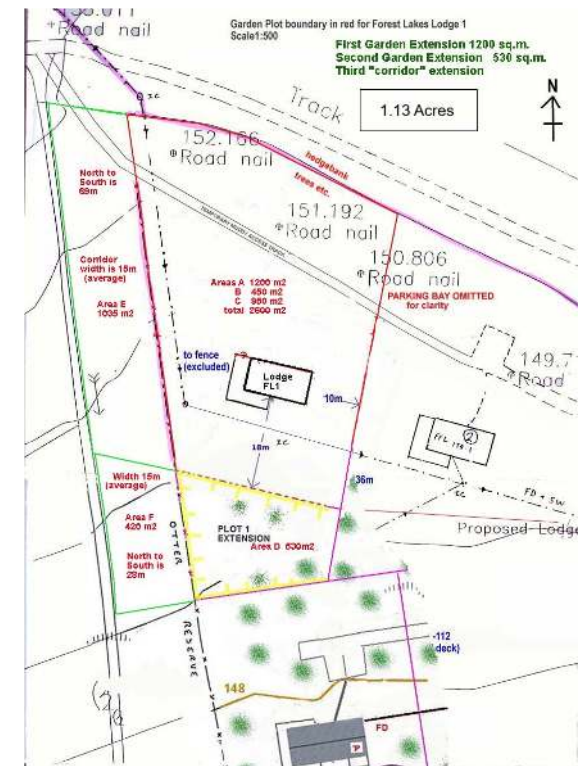
**Service Charge:** Approx £3,200.00 which includes grass cutting in the communal areas, upkeep of access drive and footpath. Each lodge has its own independent electric supply, with a supplier of your choice. Water by meter charge at SWW rates and sewerage charge at SWW un metered rate.

Services: Mains water, electric and electric heating. UPVC double glazing.

#### 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 right fork, where you will find a left hand turn over a small bridge, continue on this route and the entrance to the Forest Lakes can be found on the right. Follow the gravelled road and turn left signposted Forest Lakes and the property can be found by taking a right hand fork as you approach the new plots.





Invicta House, The Pill, Kingsley Road, Bideford, Devon EX39 2PF

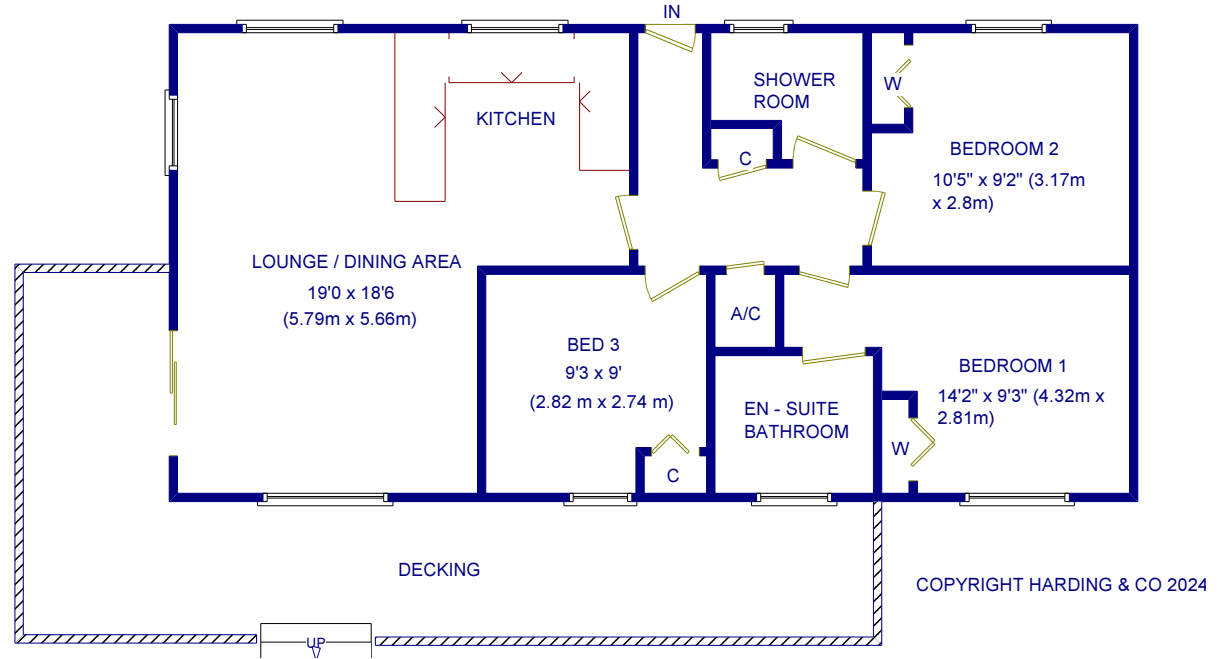
t: 01237 476544

f: 01237 422722

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

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

This floorplan is for identification purposes only and is 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.

