



45 Hartland Forest
Woolsery, Devon EX39 5RA

Price Guide £89,950

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Nestled within the picturesque Hartland Forest Golf Club in Woolsery, this charming holiday chalet offers a perfect retreat for those seeking tranquillity and relaxation. Boasting three cosy bedrooms and two shower/bathrooms, this property is ideal for a family getaway or a peaceful escape with friends.

As you step inside, you are greeted by a spacious L-shaped living room that seamlessly flows into an open plan kitchen, creating a warm and inviting atmosphere for entertaining or simply unwinding after a day on the golf course (re-opening in 2025) or fishing on the on-site lake. The living area also provides access to a sun deck, where you can bask in the sun and enjoy the serene surroundings.

Conveniently, this chalet comes with two parking spaces, ensuring that you and your guests have hassle-free parking during your stay. Situated in a tucked away position within the popular golf course development, you can relish in the peace and quiet of the countryside while still being close to Woolsery village with its popular Farmers Arms pub, village store and other amenities.

This freehold lodge offers a 12-month holiday occupancy, allowing you the flexibility to escape to this tranquil haven whenever you desire.



Entrance on to exterior decked seating area with

Entrance Hall:

Large airing cupboard which houses the trip switches and water cylinder. 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 Shower Room

Bedroom 2

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

Bedroom 3

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

Family Bathroom

5' 9" (1.75m) X 5' 8" (1.73m)

Outside

No. 45 has two parking bays. The communal gardens extend around the exterior of the property and the lodge. 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 lake. Large external store at the back of the property.

Service Charge 2025: Approx £1573.28 inc VAT, 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.

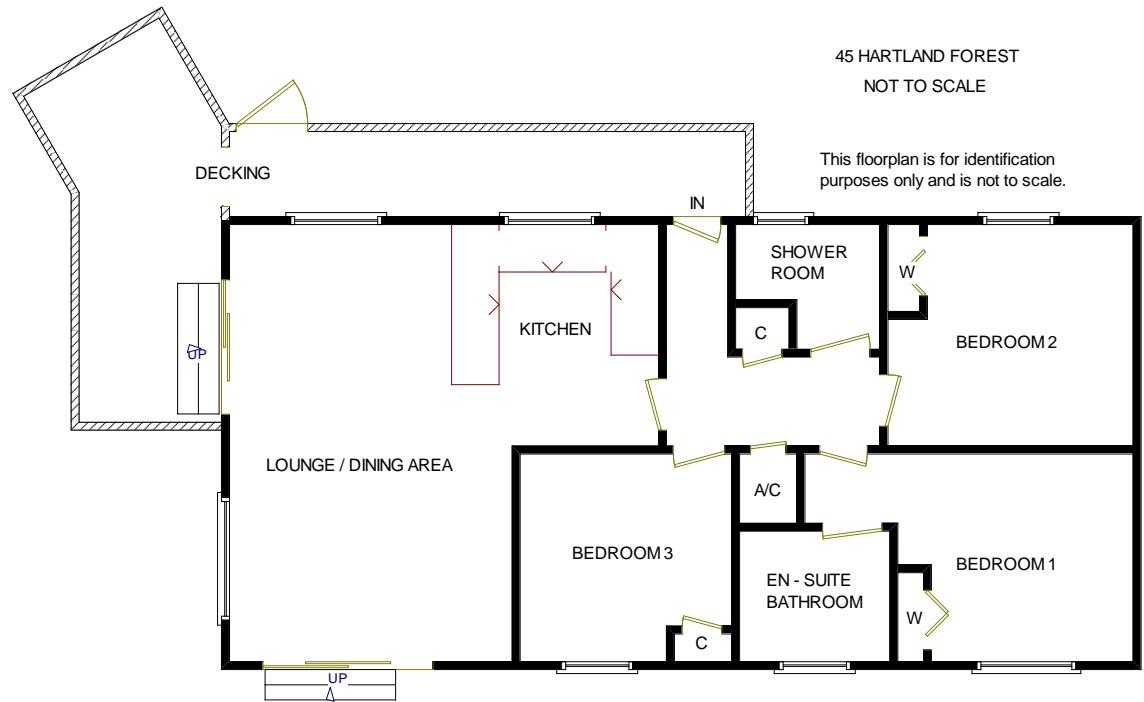
Sewerage Charge 2025: £675.23 which is not at the SWW un-metered rate.

Energy Performance Rating: tbc

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.





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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.

