



29 Hartland Forest
Woolsery, Devon EX39 5RA

Price Guide £85,000

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ESTATE AGENTS & VALUERS

Nestled within the serene surroundings of Hartland Forest Golf Club close to Woolsery, this charming detached holiday lodge offers a delightful retreat for those seeking both relaxation and recreation. With a stylish interior that has been thoughtfully updated, this property features two well-appointed bedrooms and two modern bath/shower rooms, making it an ideal choice for families or couples looking for a getaway.

The heart of the home is the contemporary kitchen, which seamlessly blends functionality with modern aesthetics. The spacious reception room provides a welcoming atmosphere, ideal for unwinding or entertaining guests. Private sunny deck with potential for extension, subject to the necessary conditions, allowing you to tailor the space to your needs.

This lodge is situated in one of the most sought-after designs within the golf course development, ensuring that you are part of a vibrant community. With the promise of a future golf course opening, a picturesque fishing lake, and numerous country walks, this property is not just a holiday home; it is a gateway to an active and fulfilling lifestyle. 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 3 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.

LODGES ARE FOR 12 MONTHS HOLIDAY USE ONLY, NOT FOR PERMANENT LIVING.

Accommodation briefly:

Glazed entrance door to:

Hall

Cloakroom with shower

Kitchen

9' 8" (2.95m) x 6' 6" (1.98m)

Open-plan Living/Dining Room

18' 8" (5.7m) x 17' 6" (5.33m)

Bedroom 1

13' 6" (4.11m) x 9' 8" (2.94m)

Bedroom 2

10' 11" (3.33m) x 9' 4" (2.85m)

Bathroom

9' 4" x 5' 1" (2.86m x 1.55m)

Outside

Number 29 offers 2 parking spaces next to the property and communal gardens extend to all sides of the holiday lodge. There is a south-facing deck.

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

Energy Performance Certificate: tbc

Council Tax Banding: Currently Business rated. Normally A Band.

Service Charge

Approximately £1600.00 plus VAT annual Service Charge payable to include water usage, sewerage charges, 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. Modern electric radiators.

Directions

From Bideford take the A39 towards Bude. After passing though 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 Woolsery, where you will find the entrance to the Golf Course and Holiday Park can be seen on the right-hand side.





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

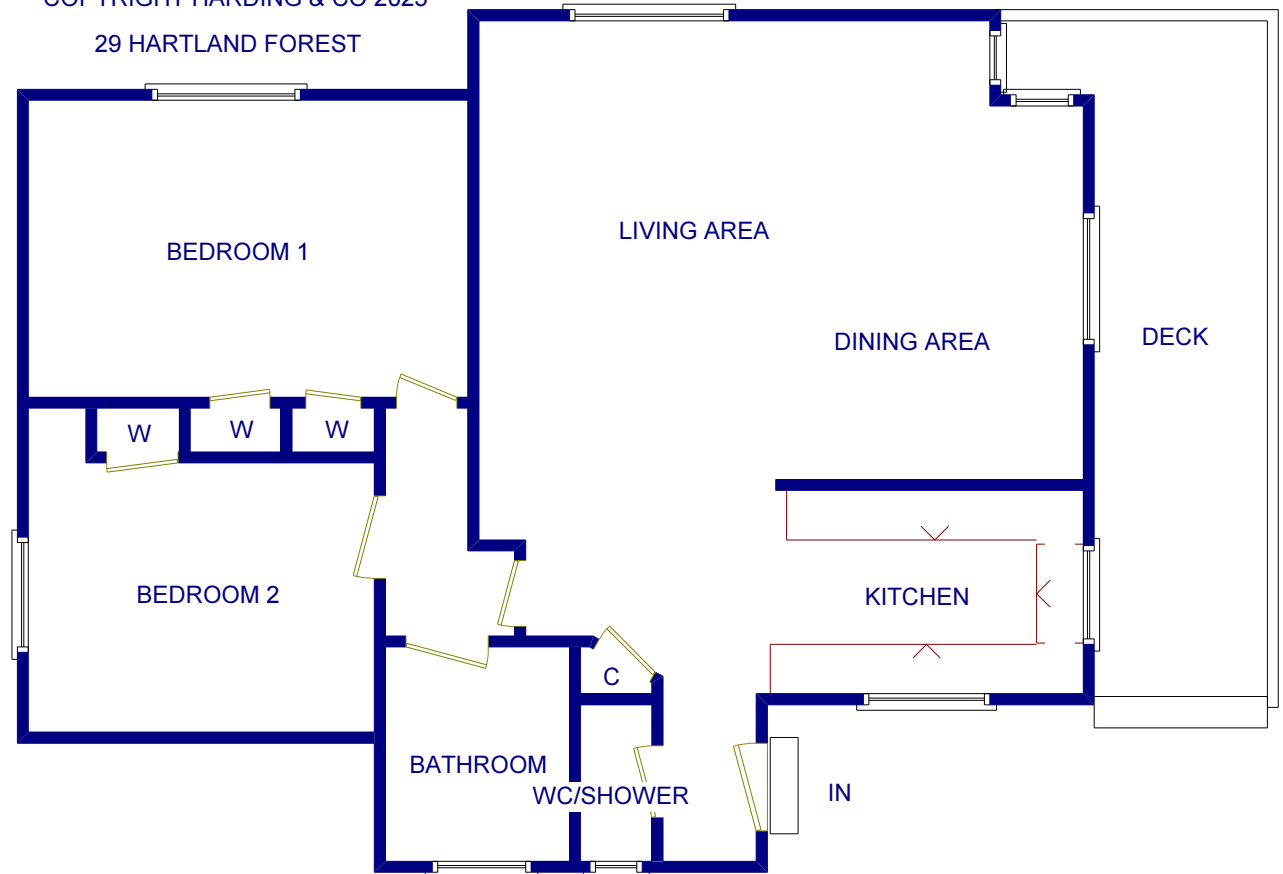
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NOT TO SCALE
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29 HARTLAND FOREST



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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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