



89 Hartland Forest Golf Club  
Woolsery, Devon EX39 5RA

Price Guide £79,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A 3 bedroom (1 en-suite) detached freehold holiday lodge situated in a lovely position on the edge of this popular development with views over open countryside and a lovely sunny aspect from the deck. Internally these properties have interlocking timber beams and vaulted ceilings in most rooms. The accommodation comprises Hall, Open Plan Living Room and Kitchen, Shower Room, 3 Bedrooms (1 with en-suite bathroom), electric heating, parking and 12 months' holiday usage. Golf (course presently closed) and fishing available subject to various conditions.

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.



#### Glazed entrance door to:

##### Entrance Hall

With electric radiator, cupboard housing hot water tank, Owner's cupboard. Hatch to loft space. 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)**

A generous triple aspect room with pine vaulted ceiling, light fittings, patio doors opening to the deck.

##### Kitchen Area

Comprises a range of beech effect fronted cupboards with base and wall storage units, stainless steel sink with window behind enjoying views across the countryside. Fitted dishwasher, fridge and freezer, integrated oven and electric hob and extractor canopy above, part-tiled wall and electric wall heater.

##### Bedroom 1

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

Built in wardrobe cupboard, electric radiator, picture window to the side. Door to:

##### En-suite Bathroom

Comprising modern suite of low flush W.C., pedestal wash hand basin, panelled bath with shower over and heated towel rail.

##### Bedroom 2

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

Built in wardrobe cupboards, electric radiator.

##### Bedroom 3

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

With built-in cupboard, electric radiator.

##### Shower Room

Comprising modern suite of low flush W.C., pedestal wash hand basin, shower cubicle with 'Dimplex' wall heater. Fitted washing machine.

#### Outside

There is a large parking area, serving a group of lodges with a path leading to number 89.

Communal gardens extend to the exterior of the holiday lodge. Patio doors lead from the living room onto a private deck on 3 sides of the lodge, with sunny aspect and lovely views over the surrounding park and open countryside.

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

#### Energy Performance Certificate: F

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

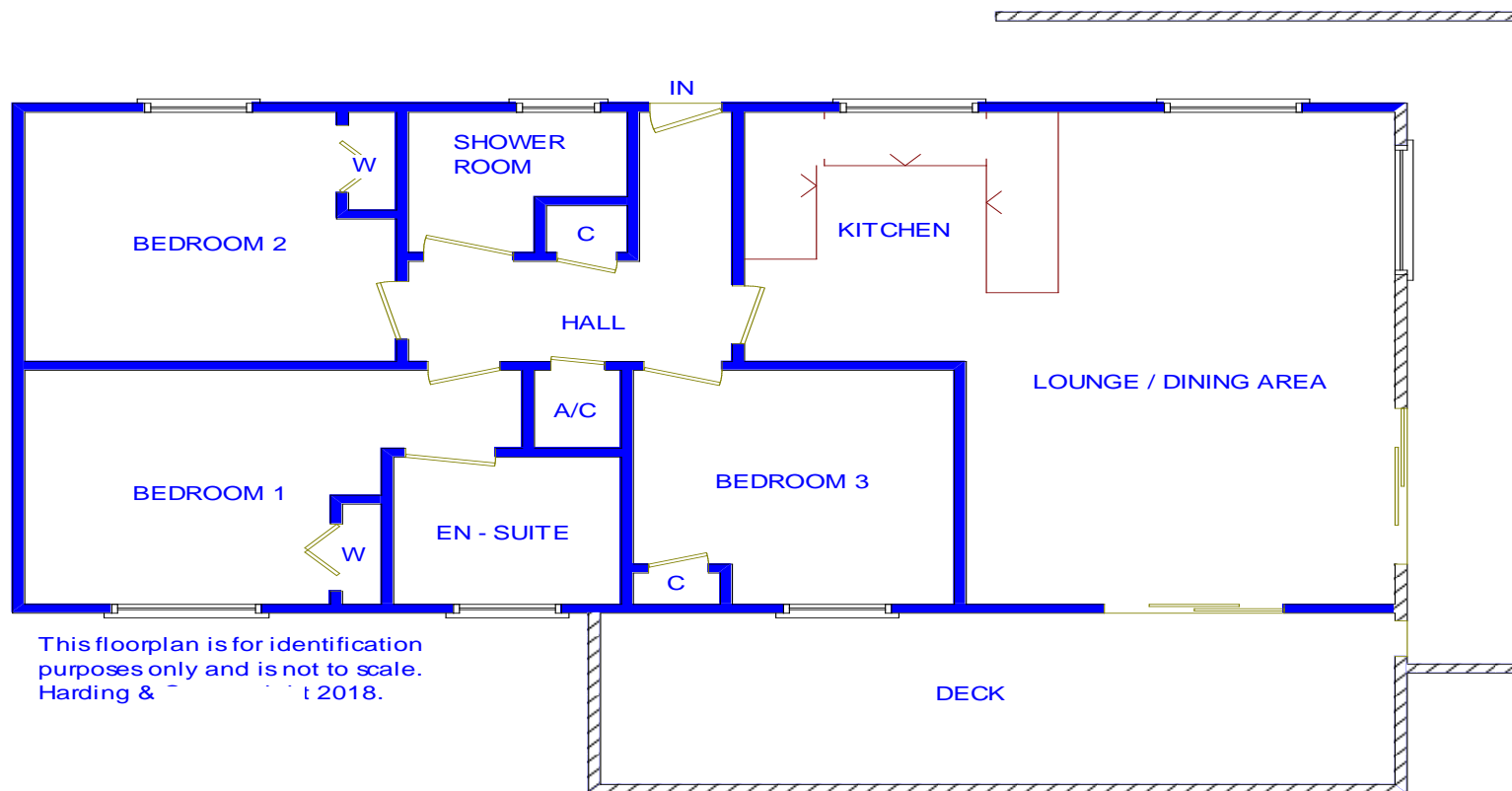
#### Service Charge

Annual Service Charge £2597.53 + VAT 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 Woolsery, where you will find the entrance to the Golf Course and Holiday Park can be seen on the right-hand side. As you enter the development the car park is the second turning on the right-hand side where you will find Lodge 89.



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