



46 Hartland Forest  
Woolsery, Devon EX39 5RA

Price Guide: £89,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS



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, a renovated en suite shower room, family bathroom and spacious living area and kitchen. 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 2026) or fishing on the on-site lake. The living area also provides access to the properties outside private garden space, where you can bask in the sun and enjoy the serene surroundings as well as benefiting from its modern wall mounted air conditioning unit with warm air heating facility.

Conveniently, this chalet comes with its own private driveway which can fit 2 vehicles, ensuring that you and your guests have hassle-free parking during your stay. The property has also benefitted from having the exterior be clad in tanalised timber (6 years ago). 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.



#### **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. 46 has a private driveway big enough to fit 2 vehicles. The garden space extends 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 easy walk to the catch and release fishing lake. The property has been clad in tanalised timber 6 years ago.

**Service Charge as of 2024:** Approx £2478.00 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.

##### **Energy Performance Rating: F**

**Council Tax Band:** The Lodges are normally band A or business rates but the rates will depend on personal circumstances.

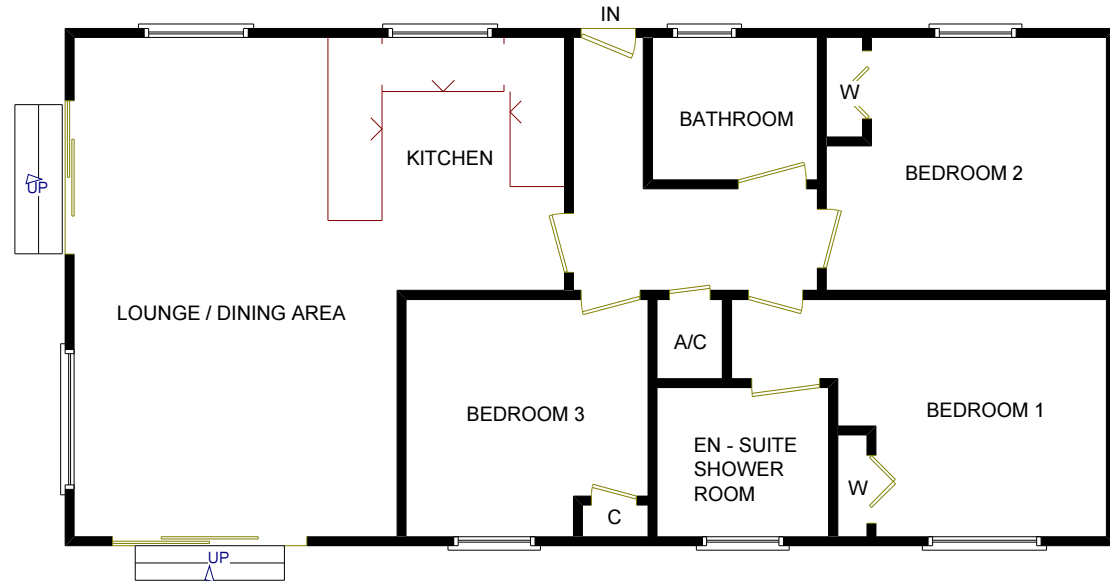
**Directions:** From Bideford take the A39 towards Bude. After passing through Clovelly Cross you will come to the brow of a hill on Bursdon Moor (approx 4 miles) turn left signposted for West Yagland. Follow this road for just over 1 ½ miles where you will come to a sharp right hand bend with a minor 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.





46 HARTLAND FOREST  
NOT TO SCALE

This floorplan is for identification purposes only and is not to scale.



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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.

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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