



Pleasant Spot, 28 Hartland Forest
Woolsery, Devon EX39 5RA

Price Guide £74,750

HARDING & CO
ESTATE AGENTS & VALUERS

SUBSTANTIAL PRICE REDUCTION
FOR QUICK SALE!
RARE FREEHOLD

A favoured design lodge, within this popular 'get-away-from-it-all' location – same design lodges have sold as recently as 2021 for £125,000

A spacious and extremely well-presented fully furnished 2-bedroom holiday lodge for holiday occupation, with excellent communal space and plenty of natural light - with private decking and 2 parking spaces. Situated in the grounds of Hartland Forest Golf Club, on the North Devon/Cornwall border, in between Bideford and Bude, it is the ideal choice for a relaxing getaway from it all stay.

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.



Accommodation briefly:

Glazed entrance door to:

Hall

Cloakroom with shower (newly installed)

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 (newly installed)

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

Outside

Number 28 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 all fixtures, fittings and furniture.

Energy Performance Certificate: F

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

Service Charge

Approximately £2,815.72 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.

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.





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

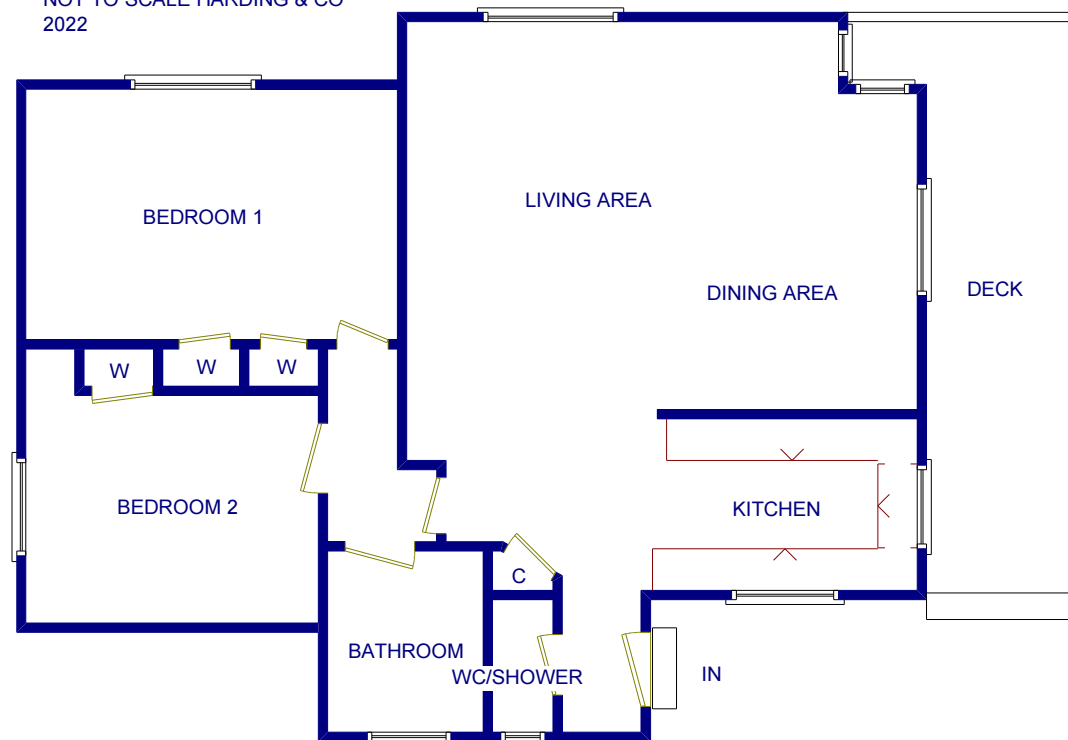
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NOT TO SCALE HARDING & CO
2022



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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