



19 Hartland Forest
Woolsey, Devon EX39 5RA

Price Guide: £75,000

HARDING & CO
ESTATE AGENTS & VALUERS

A detached 2 bed Scandinavian style holiday lodge situated in a super position within the Hartland Forest Golf Club, in the delightful Devon countryside only 4 miles from the coastline and surrounded by hundreds of acres of Forestry Commission Land with it's own catch and release fishing lake. Tastefully redecorated throughout, this 2 bedroom lodge has been very much looked after and could be a successful holiday let property.

Please note that these properties have a 12 month holiday usage only and owners must have a permanent residence elsewhere. NO CHAIN

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.



Covered Entrance Canopy with glazed front door opening to:

Living Room

4.92m x 4.86m (16'2" x 15'11")

Kitchen

2.7m x 2.41m (8'10" x 7'11")

Bedroom 1

4.04m x 2.78m (13'3" x 9'1")

En-Suite Shower Room

Bedroom 2

3.31m x 2.99m (10'10" x 9'10")

Bathroom

Outside

Nearby parking bay with parking for one vehicle, path leading to the lodge. A L-shaped timber deck featuring stone pillars from where to enjoy the quiet ambience of the site.

Service Charge: £2746.50 (2025 cost)

Energy Performance Rating: E

Council Tax Band: A

Tenure

FREEHOLD

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. Take the left fork signposted Woolsery, where you will find the entrance to the golf course, continue towards the old club house car park which will be on the right hand side, the parking bay for no 19 will be on the left hand side.





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

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

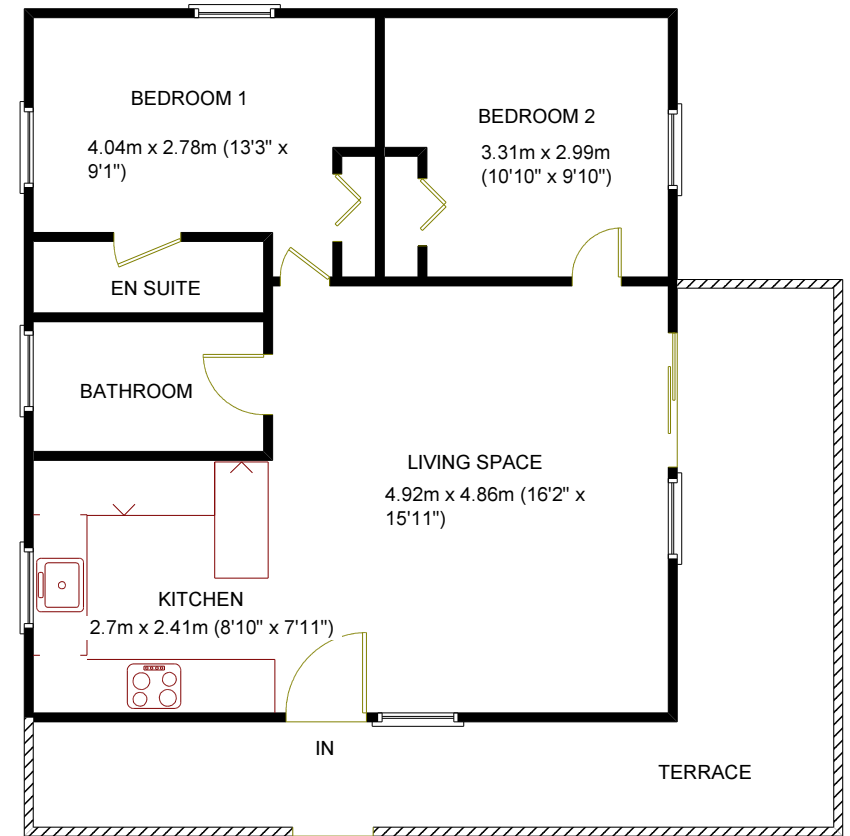
www.hardingresidential.com



rightmove.co.uk
The UK's number one property website

A member of
onTheMarket.com

19 HARTLAND FOREST
NOT TO SCALE
COPYRIGHT HARDING & CO 2025



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.

HB95 Ravensworth 01670 713330

