



**WOOLLIAMS**  
Property Services

**Guide price £69,500**  
Mullacott Park, Ilfracombe, EX34 8NB

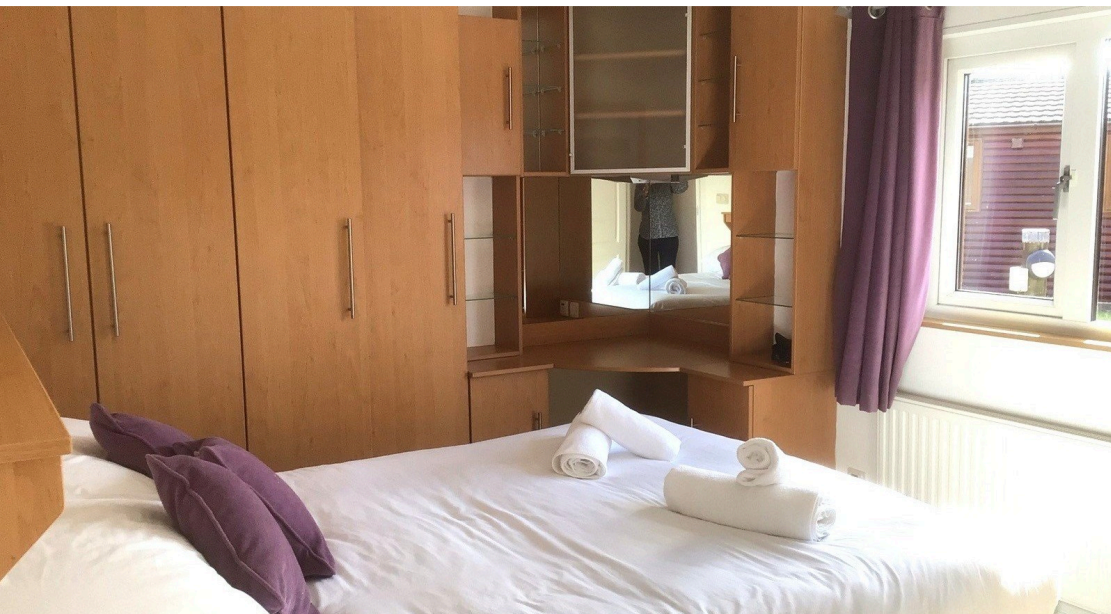


 **2**  
Bedrooms

 **2**  
Bathrooms

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Set within the beautifully maintained grounds of Mullacott Park, this well-appointed lodge offers an exceptional opportunity to enjoy the stunning North Devon countryside and coastline. A bus stop near the entrance provides easy access to nearby towns including Ilfracombe, Braunton, and Barnstaple, all offering a mix of independent shops, national retailers, and essential services. The surrounding area is a haven for outdoor enthusiasts. Woolacombe's award-winning beach, renowned for its long stretches of golden sand and excellent surf, is just a short drive away. For those who prefer walking or cycling, the dramatic cliffs and scenic trails of the North Devon Coast offer endless adventure and natural beauty.

Set within the beautifully maintained grounds of Mullacott Park, this well-appointed lodge offers an exceptional opportunity to enjoy the stunning North Devon countryside and coastline. Ideally located between Woolacombe and Ilfracombe, the property boasts far-reaching views over the Bristol Channel and across to the South Wales Coast.

This lodge enjoys a peaceful setting while remaining conveniently close to local amenities. A bus stop near the entrance provides easy access to nearby towns including Ilfracombe, Braunton, and Barnstaple, all offering a mix of independent shops, national retailers, and essential services.

The surrounding area is a haven for outdoor enthusiasts. Woolacombe's award-winning beach, renowned for its long stretches of golden sand and excellent surf, is just a short drive away. For those who prefer walking or cycling, the dramatic cliffs and scenic trails of the North Devon Coast offer endless adventure and natural beauty.

Whether you're looking for a peaceful retreat, a holiday home, or a base to explore the South West, this delightful lodge at Mullacott Park is highly recommended.

**Dining Room** *3.74m x 3.25m (12' 3" x 10' 8")*

Double-glazed French doors off, radiator, storage cupboard, open access to

**Open Plan Kitchen** *3.69m x 2.61m (12' 1" x 8' 7")*

A range of beech units with inset round bowl single drainer sink unit with mixer tap, cupboard and space below with plumbing for a washing machine. Working surface with drawers and cupboards below, further working surface with drawers and cupboards below, built-in Zanussi oven with cupboards above and below, a boiler cupboard housing a gas fire combination boiler feeding hot water and central heating system. Freestanding island unit with inset five burner Zanussi gas hob, stainless steel cooker hood above.

**Lounge** *5.88m x 3.36m (19' 3" x 11')*

This is a double aspect room with a corner bay window, double glazed door onto the decking area. This room enjoys delightful coastal and sea views, radiators, fitted carpet.

**Inner Hall**

Built-in cupboard.

**Bedroom 1** *3.65m x 2.87m (12' x 9' 5")*

Range of built-in wardrobes and corner dresser unit, door to

**En-Suite Shower Room**

This room has fully tiled walls and a white suite comprising of a walk-in shower cubicle with glass door, vanity wash hand basin with mixer tap and cupboards below, close coupled WC, radiator.

**Bedroom 2** *2.91m x 2.86m (9' 7" x 9' 5")*

Range of built-in wardrobes and dressing unit, radiator.

**Bathroom** *2.04m x 1.99m (6' 8" x 6' 6")*

Having fully tiled walls and a white suite comprising of a bath with mixer tap and shower attachment with sliding glazed shower screen, vanity wash hand basin with mixer tap and cupboards below, close coupled WC, heated towel rail.

**Outside**

In front of the lodge is a brick paved hardstanding area providing parking for two cars. Steps up to a raised L-shaped timber deck sitting area, views towards open countryside and beyond to open sea and the South Wales coast.

**Site Fees**

The site fees are currently £5,500.00 per annum and these cover general maintenance and upkeep of the site, pitch fees for the lodge and water charges.

**Tenure**

The lodge is being sold with the balance of a 99 year lease granted in 2004. We are await a copy of the lease from the vendors and this will be held on file and available to perspective purchases who may be interested in submitting an offer. The lodge benefits from a 12 month occupancy usage and can be used by the owners or rented out as holiday accommodation.

**Services**

There is a mains water supply and the charge for this is included within the site fees. Electricity and gas are metered and billed via the Mullacott Park site. We understand from the owners that there is no council tax Levy on the lodge.

**Viewings**

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

**Directions**

[what3words//gosh.sprouting.chap](https://www.what3words.com/gosh.sprouting.chap)

