



# turners



## Watermouth Lodges

Watermouth

£59,995



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## Property Description

Under New Ownership – Site Fees Included Until January 2027

Set within the stunning grounds of Watermouth Castle, this one-bedroom holiday lodge which presents an excellent opportunity to secure a coastal getaway or holiday-let investment in a highly sought-after North Devon location. Offered with no onward chain and dynamic outlets for use, the property provides an easy and attractive purchase opportunity. Finance options are also available in partnership with Pegasus.

The accommodation comprises a bright open-plan lounge, dining, kitchen area with a range of wall and base units and space for white goods. There is a large light bedroom with a 4 piece en-suite including large bath, shower cubicle, W/C and hand basin.

Externally, the property benefits from parking for one/two vehicles and a pet-friendly setting with decking space to the front aspect with fantastic far reaching sea views, making it particularly appealing to holidaymakers and investors alike. Residents and guests can also enjoy a range of on-site facilities including a swimming pool, restaurant and bar.

Ideally situated close to beautiful beaches, coastal walks and popular North Devon attractions, this charming lodge offers superb potential as both a personal holiday retreat and an income-generating investment.

## Agent Notes

- New License agreement (extendable subject to t&c's).
- The park is open 12 months of the year.
- Service charge/Ground Rent - £4950 annually (includes water and sewage), includes use of all site facilities

## Directions

From our offices proceed along Portland Street, then Hillsborough Road until the road becomes the A399 (eastbound). Carry on along this road through Hele Bay. Around 2 miles outside of Hele you will see Watermouth Castle appear on your right hand side,. Turn right into the castle grounds and follow the road round to the left of the castle where you will find the holiday lodge site. For this lodge take the middle road where it will be found immediately on your left hand side.

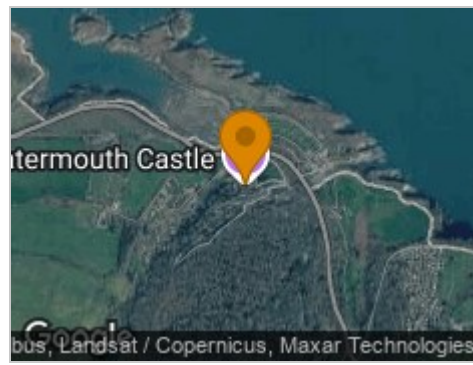
What3words - woes.shirts.stolen



## Road Map



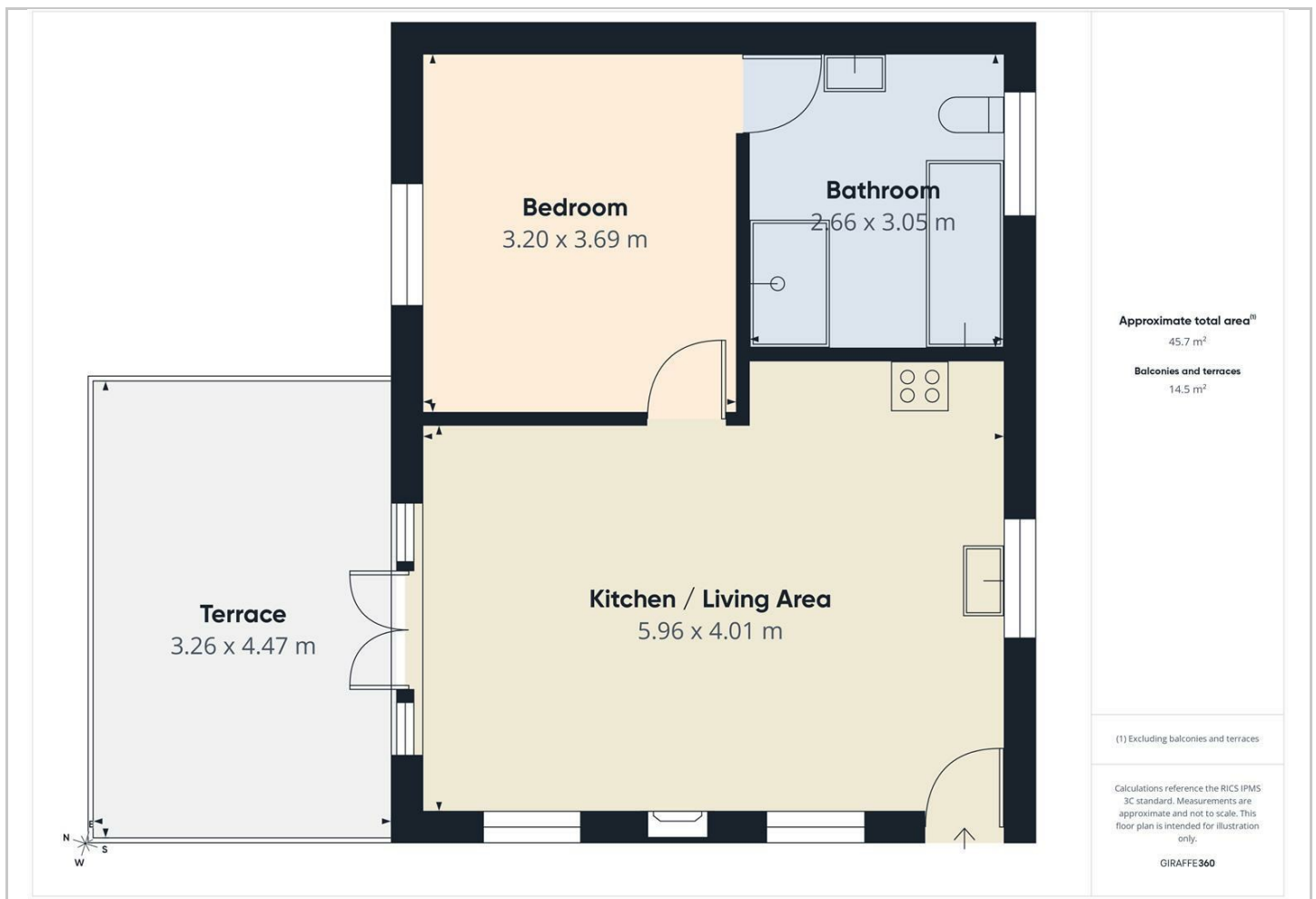
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

