



Harbour Lodge

# Harbour Lodge

38 Watermouth Lodges, Berrynarbor, Devon, EX34

Within walking distance of Watermouth Harbour, home to a popular boat café. Combe Martin 2.5 miles. Ilfracombe 2.5

Investment and second home opportunity within easy walking distance of Watermouth Harbour. A detached timber clad holiday lodge in a picturesque elevated position with coastal views.

- 3 Bedroom Holiday Lodge
- Decked Terrace with Coastal Views
- Large Open Plan living/dining/kitchen
- Extensive on site facilities including outdoor pool and restaurant
- Sea Views
- Perfect second home or holiday let investment
- Allocated Parking adjacent to property
- Leasehold - Business Rates may apply

## SITUATION AND AMENITIES

Watermouth Lodges, are situated in a picturesque elevated position above Watermouth harbour one of the most beautiful areas of the North Devon coast looking down towards Watermouth Cove surrounded by many inland beauty spots which are a delight for walkers and photographers.

The lodges are situated in an elevated position surrounded by twelve acres of mature woodland and offer the perfect holiday escape. As part of the purchase owners of the lodges have use of all the fantastic on-site facilities including; heated indoor and outdoor pools, children's play areas, sea terrace bar and restaurant and access to the woodland.

A moments' walk from the property is the historic Grade II listed Watermouth Castle which is a popular tourist attraction open to the public by admission charge.

The village of Berrynarbor (1.5 miles) is a picturesque village with quaint houses at the coastal end of the beautiful Sterridge Valley. A consistent winner of both Britain in Bloom and Best Kept Village there is a community post office/general store, beautiful church, 13th century village inn.

Combe Martin (2 miles) has the longest street of any village in the UK and leads down to a pretty beach and bay. On the very edge of Exmoor its surrounded by amazing coastal views. Ilfracombe (3.5 miles) has more extensive facilities including supermarkets, schools, leisure centre and Landmark Theatre. Plus of course Damien Hirst's 66 foot high bronze-clad sculpture Verity which stands at the entrance to the harbour.

Barnstaple (11 miles) is North Devon's regional centre and provides the areas main business, commercial, leisure and shopping venues. At Barnstaple there is access to the North Devon Link Road leading to junction 27 of the M5 motorway where via Tiverton Parkway railway station there are fast trains to London Paddington.

The surrounding countryside and coastline provide excellent recreational facilities with lovely beaches at Broadsands (a deep, double cove between Watermouth Cove and Combe Martin), and slightly further afield at Croyde, Saunton (also with championship golf course) and Woolacombe which are also known for their surfing. Walkers can join the South West Coast Path at Watermouth Cove.



## DESCRIPTION

Harbour Lodge is a nicely detached timber clad holiday lodge in a private elevated position with views of the sea and within the popular location of Watermouth, well known for being the home of Watermouth Castle and the extremely pretty Watermouth Harbour. The property is perfect for buyers looking to escape the hustle and bustle of modern life. Harbour Lodge has been a much loved second home for the current owners and their family, however in previous years the owners have been operating it a lucrative holiday let. The lodge can only be used as a second home/holiday let, for personal use or as a holiday accommodation for a useful income.

The accommodation comprises an open plan triple aspect living/dining/kitchen with French patio door that lead out onto a large wrap around decked terrace with coastal views. The kitchen is fitted with a range of modern units and built in appliances including gas oven and gas hob, washing machine, fridge, freezer and dishwasher. There is an internal hallway with doors that lead into a family bathroom, three double bedrooms with the main bedroom its own private ensuite shower room.

Externally there are lawned gardens that wrap around the property with a private allocated parking space for one vehicle.

## DIRECTIONS

From the M5, Junction 27, take the North Devon Link Road (A361) towards Barnstaple. Pass through the roundabouts for Tiverton and South Molton and at the North Aller roundabout take the 3rd exit (A399 signposted Combe Martin, Ilfracombe, Lynton and Lynmouth). Follow the brown tourist signs for Watermouth Castle. Turn left into Watermouth Castle and passing the castle on the right where the entrance to Watermouth Lodges can be found straight ahead.

WHAT3WORDS://fencing.appointed.swing

## HOLIDAY LETTING

The property has most recently been used as a second home for our vendor and their family however in previous years has been an extremely successful holiday let investment earning somewhere in the region of between £16,000/£20,000 per annum. Booking levels and income can be requested through our office. Contents, fixtures and fittings are also available by separate negotiation.

## LEASEHOLD

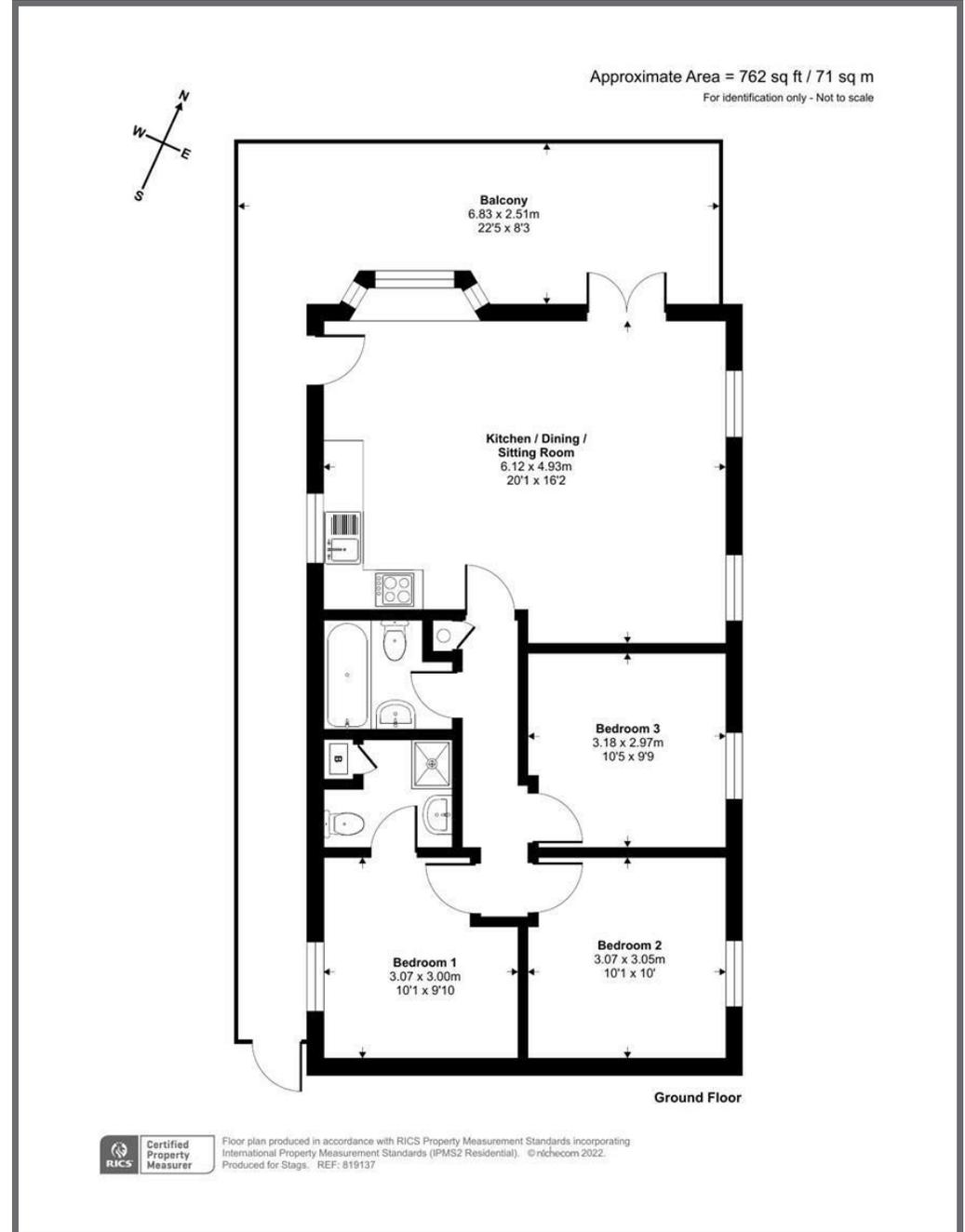
We believe that the lodge is leasehold and will be sold with a 125 year lease. The property is not mortgageable but other forms of finance may be available. This property cannot be your sole residence.

## GROUND RENT/MAINTENANCE CHARGES

Harbour Lodge is subject to a site maintenance charge currently £2,150 (plus VAT) per annum.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833