



85 Hartland Forest
Woolsery, Devon EX39 5RA

Price Guide: £79,950

HARDING & CO
ESTATE AGENTS & VALUERS

A detached freehold 3 bed (1 en-suite) holiday lodge, with 12 months of the year holiday usage. Presented in excellent condition which has recently been updated with some significant investment. The sale includes all fixtures, modern furniture and fittings. This property is set in a peaceful location in a very popular part of the park.

Accommodation briefly: Open plan living room with fitted kitchen, hall, bathroom, 3 beds (all doubles) en-suite bathroom to master. Internally these properties have interlocking timber beams and vaulted ceilings in most rooms. Outside decking and parking close to the lodge.

Hartland Forest Golf Club is a small, select complex of holiday lodges in a rural environment, with fishing lakes and is approximately 4 miles away from the Devon coastline and approximately 1 ½ miles away from Woolserly village. Woolserly 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. 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.



Glazed entrance door to:

Entrance Hall

With electric radiator, cupboard housing hot water tank, useful owner's cupboard, door opens to:

Open-plan Living Room and Kitchen 18'9" x 19'3" narrowing to 8'11" (5.71m x 5.86m narrowing to 2.73m)

A generous triple aspect room with pine vaulted ceiling, light fittings, sliding patio doors opening to the deck.

Kitchen Area

Comprises a range of cream fronted cupboards with base and wall storage units, stainless steel sink with window behind enjoying views across the countryside. Fitted dishwasher, fridge and freezer, new integrated oven and electric hob and extractor canopy above, part-tiled wall and electric wall heater.

Bedroom 1

14'2" x 9'3" (4.32m x 2.81m)

Built in wardrobe cupboard, electric radiator, picture window to the side. Door to:

En-suite Bathroom

Comprising modern suite of low flush W.C., pedestal wash hand basin, panelled bath with shower over and heated towel rail.

Bedroom 2

10'5" x 9'2" (3.17m x 2.8m)

Built in wardrobe cupboards, electric radiator.

Bedroom 3

9'5" x 9'2" (2.86m x 2.8m)

With built-in cupboard, electric radiator.

Shower room

Comprising modern suite of low flush W.C., pedestal wash hand basin, shower cubicle with electric shower, 'Dimplex' wall heater.

Outside

There is a parking area close to the lodge.

Patio doors lead from the living room onto a private deck, with sunny aspect and lovely views over the open countryside.

This lodge is being sold to include all fixtures, fittings and furniture.

Energy Performance Certificate: F

Council Tax Banding: normally A (currently business rated, council tax exempt)

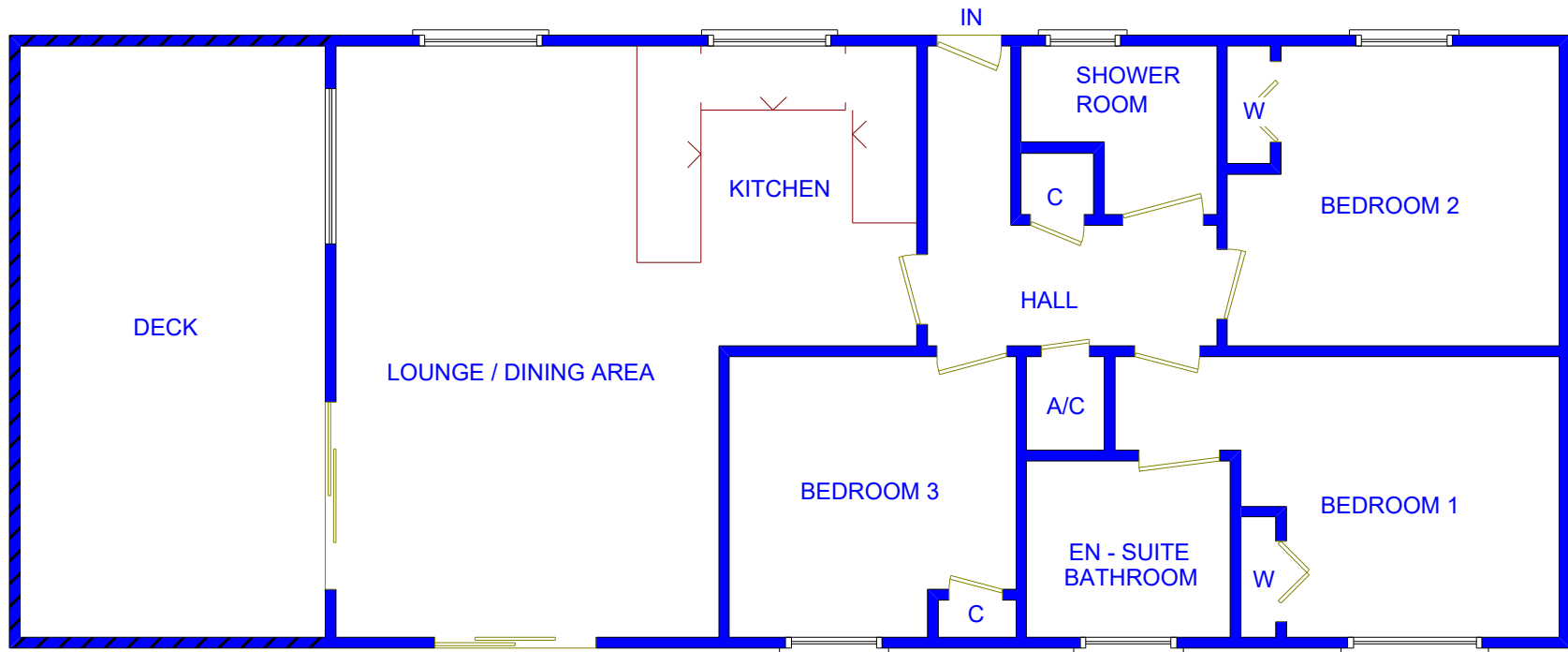
Service Charge

For 2026 the charge is £2,491 inc VAT. Annual Service Charge payable to include 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. Water by meter charged at SWW rates and sewerage charged at SWW un-metered rate.

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 Woolserly, where you will find the entrance to the Golf Course and Holiday Park on the right-hand side. Number 85 will be found in the first small collection of lodges on the right hand side.



This floorplan is for identification purposes only and is not to scale.
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