



40 Hartland Forest  
Woolsery, Devon EX39 5RA

Price Guide £85,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



Tucked away and very private, a 3 bed (1 en-suite) well presented both internally and externally, detached holiday lodge offering 12 months a year usage, towards the end of a lane servicing just three other lodges. These properties offer spacious accommodation and make good holiday homes and generate up to £10,000/annum from holiday lettings. Accommodation briefly: L-shaped living room and kitchen, hall, 3 double bedrooms, en-suite bathroom, shower room, private deck, parking. Fishing available on site (charges apply)

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.



#### 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 coloured fronted cupboards with base and wall storage units, stainless steel sink with window behind enjoying views across the countryside. Fitted dishwasher, fridge and freezer, 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 next to the lodge suitable for 2 cars.

Patio doors lead from the living room onto a private deck, with sunny south easterly aspect and lovely views..

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

**2025 service charge was £2,320.33.** 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 Woolsery, where you will find the entrance to the Golf Course and Holiday Park on the right-hand side. As you enter the development continue along the full length of the main driveway towards the converted barns at the bottom. Continue around to the left where the drive drops down and No 40 can be found at the end of the drive marked by a Harding & Co for sale board.



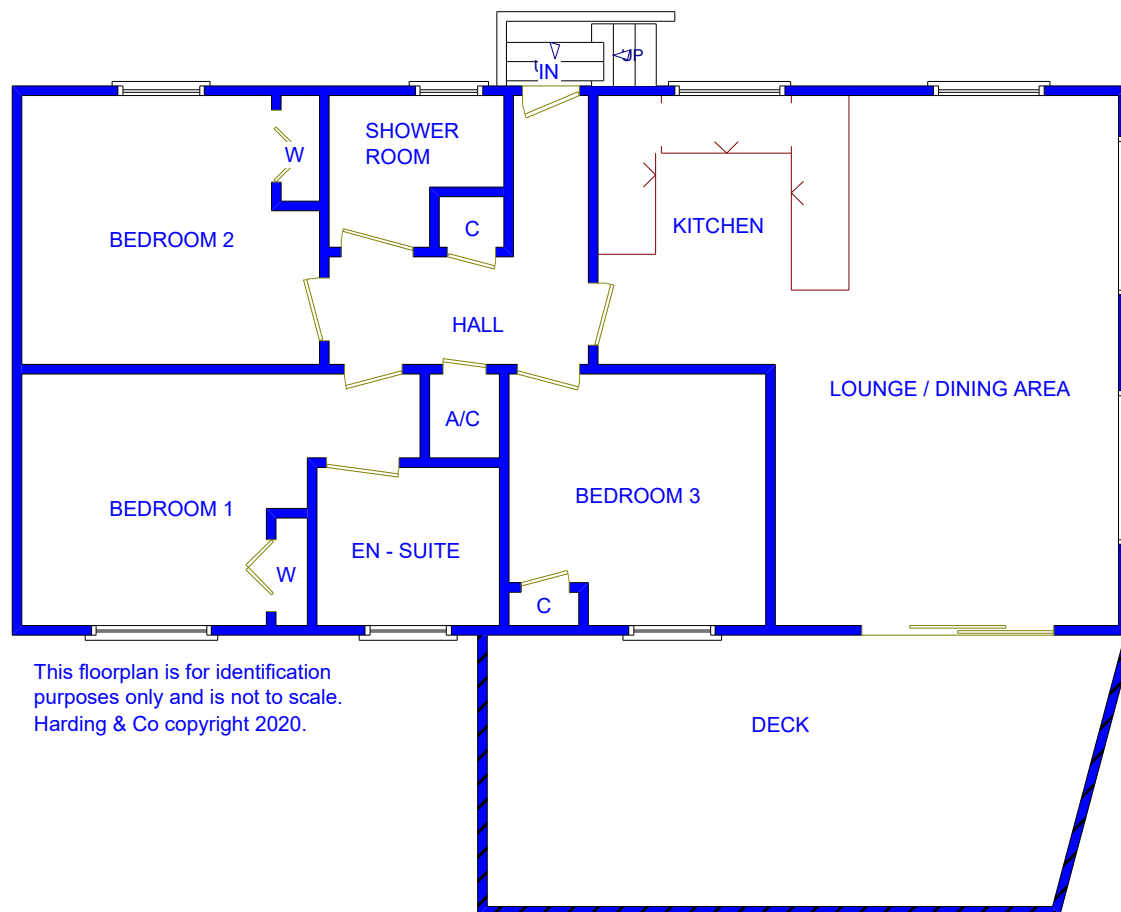
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



