



43 Hartland Forest Golf Club  
Woolsery, Devon EX39 5RA

Price Guide £85,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A 3 bedroom (1 en-suite) detached freehold holiday lodge situated in a lovely private position on the edge of the holiday park with some glorious countryside views, south-westerly facing decking and plenty of space around to enjoy. Internally these properties have interlocking timber beams and vaulted ceilings in most rooms. The accommodation comprises Hall, Open Plan Living Room and Kitchen, Shower Room, 3 Bedrooms (1 with en-suite bathroom), electric heating, parking and 12 months' holiday usage. Golf and fishing available subject to various conditions.

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 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.



#### **Entrance Hall**

With electric radiator, cupboard housing hot water tank, Owner's cupboard. Hatch to loft space. 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, 2 pairs of patio doors opening to the deck.

#### **Kitchen Area**

Comprises a range of cupboards with base and wall storage units, stainless steel sink with window behind enjoying views across the countryside. 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 'Dimplex' wall heater.

#### **Outside**

Communal gardens extend to all sides of the holiday lodge. Patio doors lead from the living room onto grass on 2 sides of the property; there is south facing decking to enjoy. The

privacy of the lodge's position is of particular note.

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

#### **Energy Performance Certificate: F**

**Council Tax Banding:** Currently Business rated. Normally A Band.

#### **Service Charge**

Approximately £2471.53 + VAT (to be confirmed) annual Service Charge payable to include grass cutting in the communal areas, upkeep of access drive and footpath.

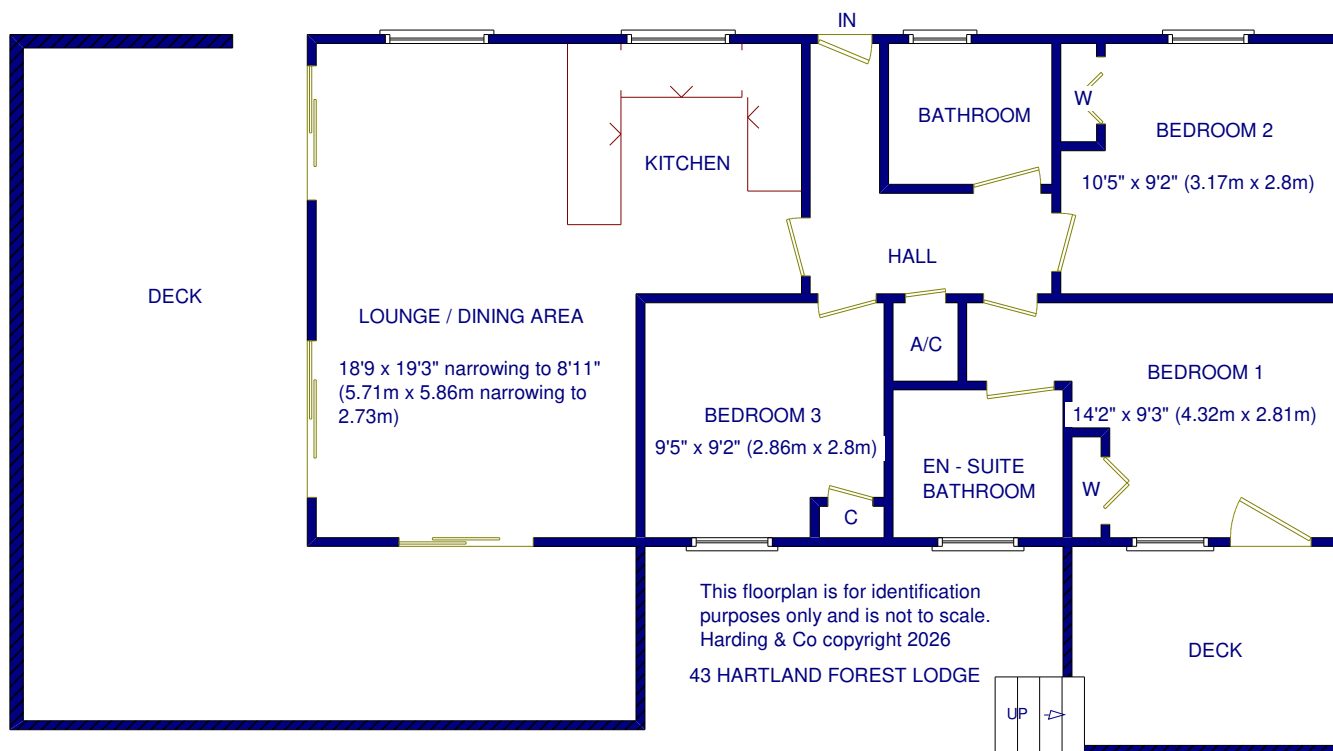
Each lodge has its own independent electricity supply with a supplier of your choice. Water by meter charged at SWW rates and sewerage charged at SWW un-metered rate.

#### **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 can be seen on the right-hand side. As you enter the development take the first left and follow the horseshoe until 44 is discovered tucked-away on the left.

#### **Fishing Rights:**

This lodge also offers the Hartland Forest Lakes Fishing License and Pass, allowing for the catch and release of various species of fish in its lakes as well as access to scenic country walks. This pass is worth £1800 if it were to be purchased separately.



Invicta House, The Pill, Kingsley Road,  
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)



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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

HB95 Ravensworth 01670 713330

