



52 Hartland Forest
Woolsery, Devon EX39 5RA

Price Guide £78,500

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A stylish 3 bedroom Holiday lodge in an enviable position on the site, enjoying far reaching countryside views and only a short walk from the catch and release fishing lakes. This lodge has large decking, and benefits from 2 parking spaces. The property comes fully furnished and is used as a second home/Holiday Let which can generate as good gross income. Free access to fishing lakes, via Share acquisition. ***FREEHOLD***

Please note this is a 12 month holiday use only property and cannot be used as a residential home.

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, 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)

Bedroom 1

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

En-suite Shower room

Bedroom 2

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

Bedroom 3

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

Bathroom

Outside

There is a parking area next to the lodge for two vehicles.

Patio doors lead from the living room onto a private deck, with a 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

Services: mains electric & water, private drainage, electric heating, uPVC double glazing

Council Tax Banding: A

Tenure: Freehold

Service Charge

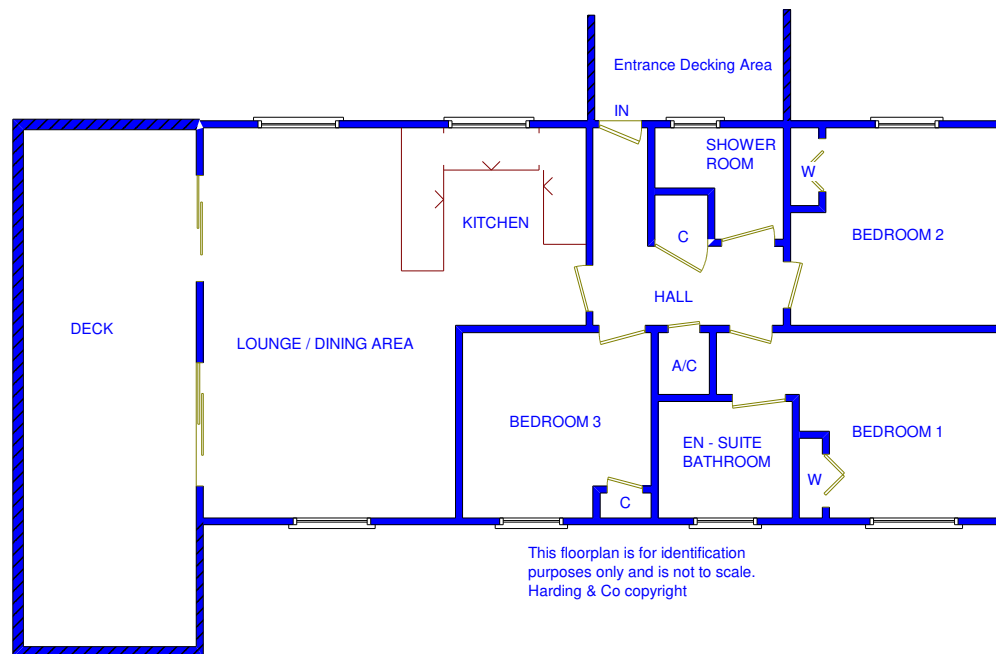
Approximately £1323.24 + VAT annual Service Charge (2025) payable to include grass cutting in the communal areas, upkeep of access drive and footpath.

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 take the first turning on the left and no. 52 can be found on the right hand side.





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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.

