



72 Hartland Forest Holiday Park  
Woolsery, EX39 5RA

Price Guide £89,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A 3 bed (1 en-suite) detached freehold holiday lodge built in 2004. Situated in a lovely position on the edge of this popular development with views over the golf course and having a lovely sunny aspect from the corner deck. 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.

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 Woolery village. Woolery 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 includes 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, 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, 2 pairs of patio doors opening to a corner deck with a lovely aspect over the communal gardens and golf course.

##### **Kitchen Area**

Comprises a range of beech effect fronted cupboards with base and wall storage units, stainless steel sink with window behind enjoying views across the communal gardens. Space and plumbing for dishwasher, 2 fitted fridges, 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, enjoying views over the golf course. Door to:

##### **En-suite Bathroom**

Comprising modern suite of low flush W.C., pedestal wash hand basin, panelled bath 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**

There is a large parking area, serving a group of lodges with a path leading to number 72.

Communal gardens extend to the exterior of the holiday lodge. 2 sets of patio doors lead from the living room onto a private deck, with sunny aspect and lovely views over the golf course.

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

There is also a £100.00 fishing permit for 2017 included in the sale price.

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

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

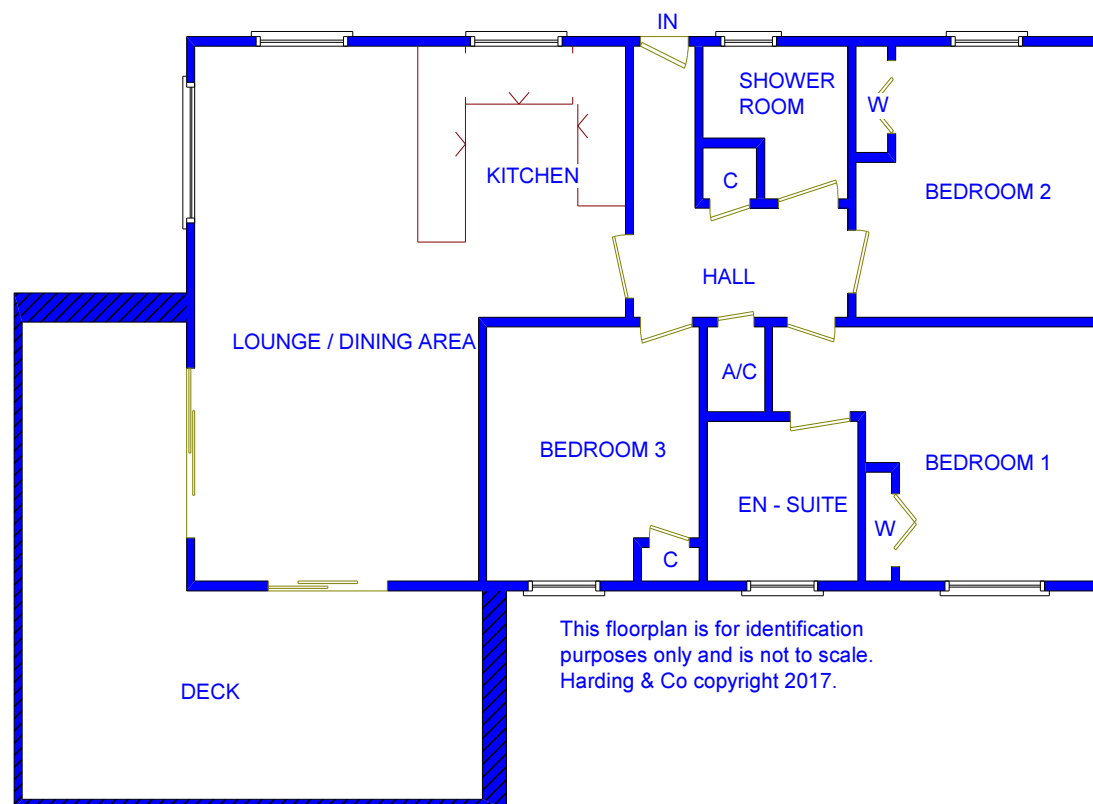
#### **Service Charge**

Approximately £1200 + 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 metre 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 Woolery, 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 the car park is the second turning on the right-hand side where you will find Lodge 72.



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