



53 Hartland Forest  
Woolsery, Devon EX39 5RA

Price Guide £94,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A well situated, detached freehold 3 bed (1 en-suite) holiday lodge on high ground with lovely countryside and lake views. This lodge has a large deck area on two sides with planting around the edge for privacy. Each lodge has 12 months of the year holiday usage, and includes all fixtures, furniture and fittings. The site as a whole is on the edge of a 9 hole golf course, and each lodge comes with lifetime golf memberships (some restrictions exist) and fishing in nearby on site lakes is also available. Open plan living room with fitted kitchen, hall, bathroom, 3 beds (all doubles) en-suite bathroom to master. Outside decking and parking for 2 cars. Internally these properties have interlocking timber beams and vaulted ceilings in most rooms.

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)**

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

#### Kitchen Area

Comprises a range of wood 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 with lake views in the distance. 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.

#### Bathroom

Comprising modern suite of low flush W.C., pedestal wash hand basin, panelled bath, 'Dimplex' wall heater.

#### Outside

There is a parking area next to the lodge with two spaces.

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

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

#### Energy Performance Certificate: TBC

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

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

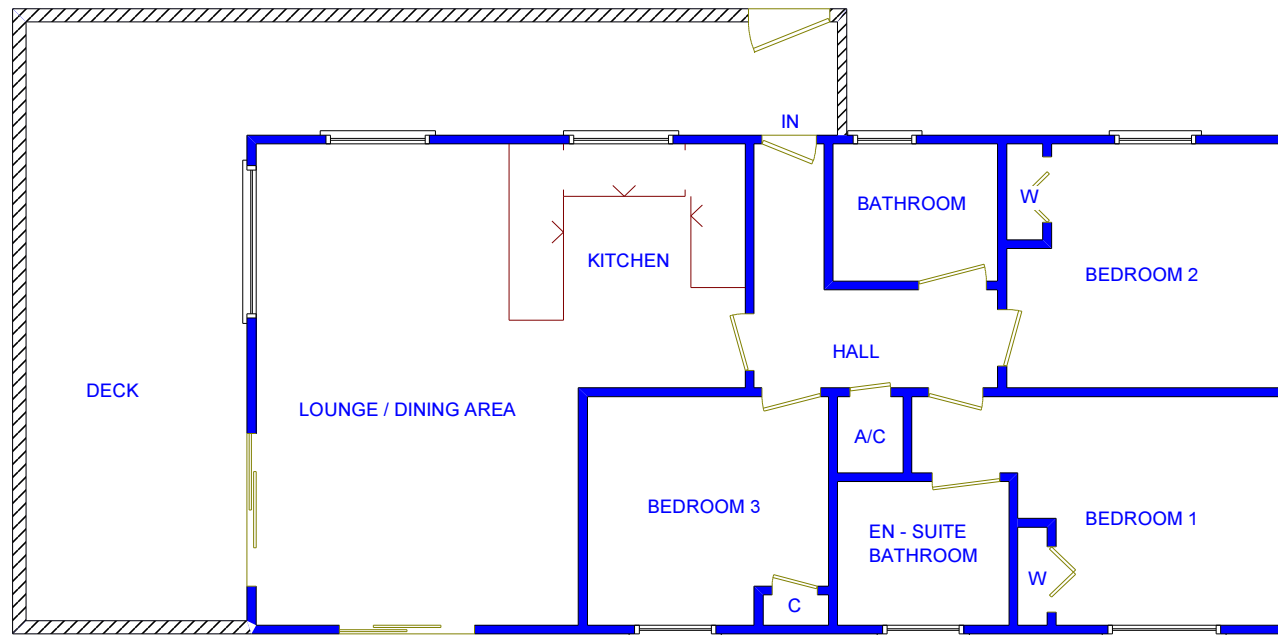
#### Service Charge

Approximately £1400 + 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 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. 53 can be found on the right hand side..



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