41 Hartland Forest

Woolsery, Devon EX39 5RA

Price Guide £150,000

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A detached freehold 3-bed (1 en-suite) holiday lodge wonderfully set within a secluded position at the end of a small drive - The property benefits from 12 months of the year holiday usage and is sold with all fixtures, furniture and fittings.

The lodge has been completely refitted with new lighting, under-floor heating, kitchen and bathrooms - It presents as arguably the finest lodge with the highest degree of privacy within the park – A perfect family escape to the country and coast.

Accommodation briefly; Open plan living room with stunning fitted kitchen, hall, bathroom, 3 beds (all doubles) en-suite bathroom to master. Outside decking with fitted hot tub (included in the sale) and parking.

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 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.

Accommodation briefly;

Entrance Hall

Open-plan Living Room and Kitchen
18'9 x 19'3" narrowing to 8'11"
(5.71m x 5.86m narrowing to 2.73m)

Kitchen Area

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.

Communal gardens extend to the exterior of the holiday lodge. Patio doors lead from the living room onto a spacious private L-shaped deck which includes a sunken hot tub with sunny aspect and lovely views over the surrounding park and open countryside.

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

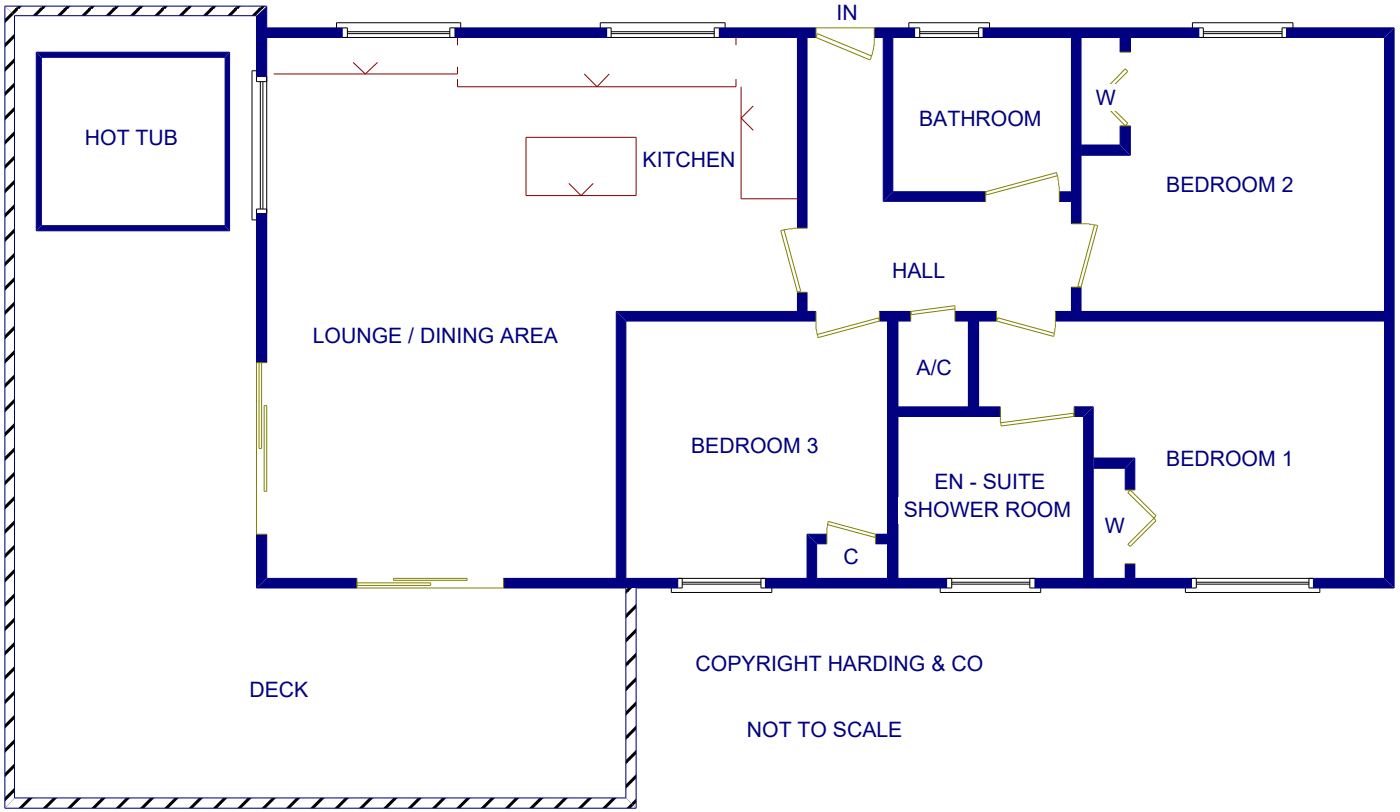
Energy Performance Certificate: E

Council Tax Banding: A

Service Charge
Service charge for 2020 (including water and drainage charge) was £1,943.75

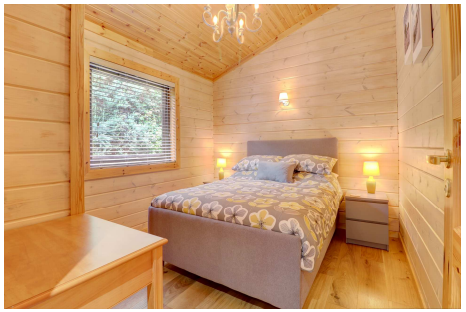
Each lodge has its own independent electricity supply with a supplier of your choice.

Directions
From Bideford take the A39 towards Bude. After passing though 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 can be seen on the right-hand side. As you enter the development take the 2nd turning on the left, bear down the lane and bear right and No.41 can be found at the end of this drive.



31 Bridgeland Street, Bideford,
Devon EX39 2PS

t: 01237 476544
f: 01237 422722
e: bideford@hardingresidential.com
www.hardingresidential.com



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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.

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.