



Valley View 13 Hartland Forest Offers excess of: £90,000
Woolsery, Devon EX39 5RA

HARDING & CO
ESTATE AGENTS & VALUERS

An immaculately presented 2 bed lodge in a great location within this popular setting, with lightly wooded surroundings and a carp fishing lake on site. These properties make lovely holiday homes 12 months of the year, for personal or holiday income use. Living room, fitted kitchen with appliances, modern shower room, 2 double bedrooms (1 en-suite shower room) electric heating, 2 parking spaces, DG windows and doors, L-shaped partially covered decked verandah. These properties can generate in excess of £10,000/annum holiday income. Sold with all F&F included.

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



Accommodation Briefly:

Living Room

17' 9" (5.4m) X 15' 9" (4.8m)

Kitchen

7' 6" (2.28m) X 8' 10" (2.68m)

Shower Room

Bedroom 1

14' 0" (4.26m) X 10' 0" (3.07m)

En-Suite Shower Room

Bedroom 2

12' 0" (3.65m) X 10' 1" (3.07m)

Outside

Adjacent parking bay with parking for two vehicles, path leading to the lodge. Around the lodge is a L-shaped partially covered timber deck from where to enjoy the surrounding views.

Service Charge: LONG LEASEHOLD – Remainder of 999 year lease. £1649.79 inc VAT, which includes water & sewerage, grass cutting in the communal areas, upkeep of access drive and footpath. Each lodge has its own independent electric supply, with a supplier of your choice.

Energy Performance Rating: E

Council Tax Band: The Lodges are normally band A or business rates but the rates will depend on personal circumstances.

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. Take the left fork signposted Woolserly, where you will find the entrance to the golf course, continue towards the old club house car park which will be on the right hand side, the parking bay for no 13 will be just after the car park on the left hand side.





31 Bridgeland Street, Bideford,
Devon EX39 2PS

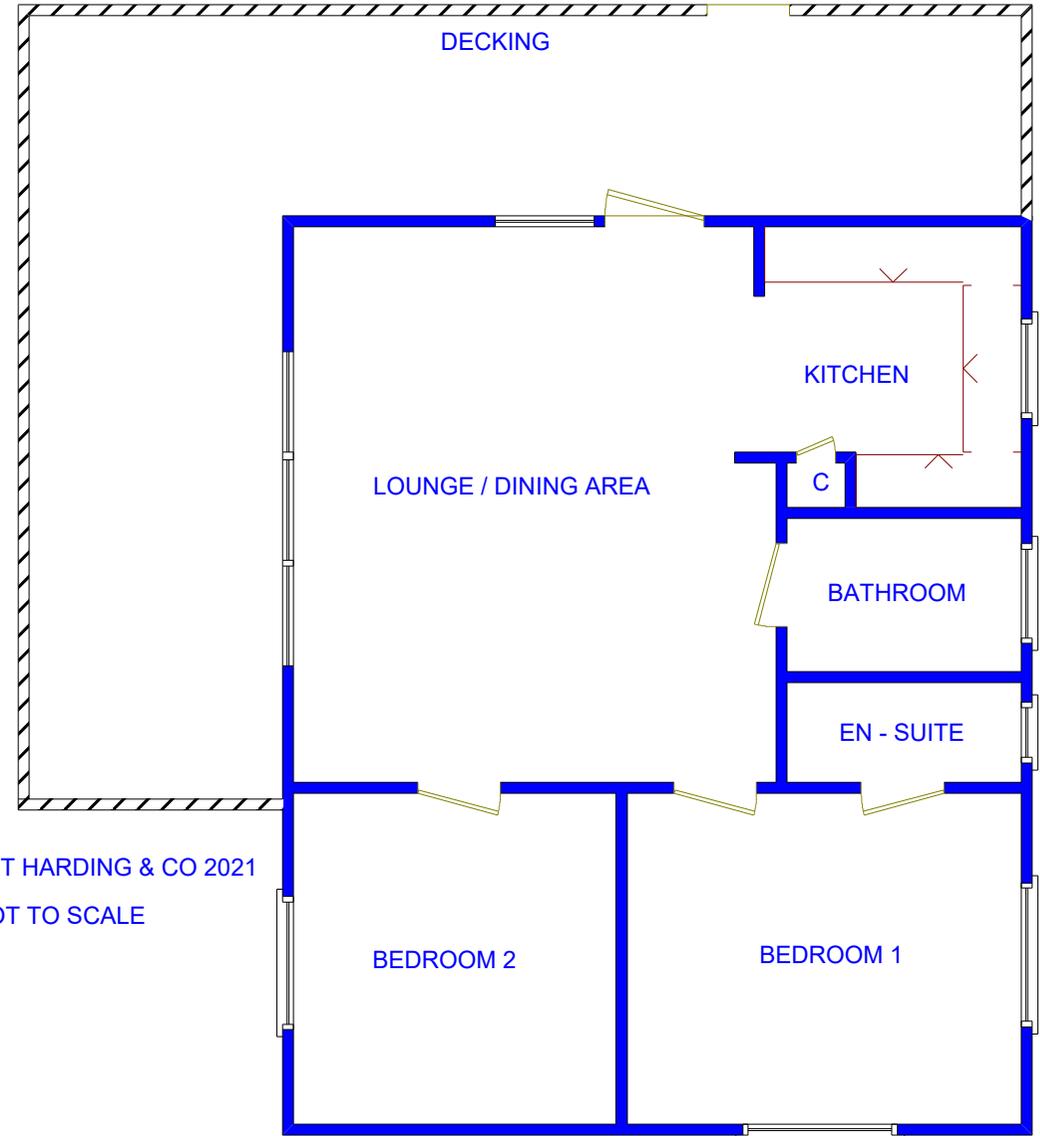
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



