



2 Hartland Forest Golf Club
Woolsery, Devon EX39 5RA

Price Guide £57,000

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A 2 bed (1 en-suite) detached holiday lodge, situated at the far end of this popular and peaceful lodge development, which benefits from far reaching countryside views and a parking space. This property is very well presented, has an spacious outside deck with fitted retractable sun canopy and would be ideal as holiday letting investment, or personal holiday home. All furniture and fittings 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 Cornwall.



Glazed Entrance Door to:

Living Room

16' 2" (4.89m) x 16' 5" (5.01m)

Two picture windows with lovely views and one with door opening to the veranda, part vaulted ceiling with exposed beams, TV point, feature fireplace with electric stove, wall light points, opening to:

Kitchen

7' 10" (2.38m) x 8' 10" (2.69m)

Fitted with a range of oak fronted units with work tops and base and wall storage cupboards, stainless steel sink with mixer tap, washing machine, fridge freezer, integrated electric oven, hob and extractor canopy, cupboard housing hot water tank and plenty of room for storage.

Bedroom 1

13' 2" (4.02m) x 9' 2" (2.79m)

Double aspect room with electric wall heater, built in wardrobe cupboards with sliding doors, door opens to:

En-Suite Shower Room

Comprising white suite, low flush WC, pedestal hand wash basin, tiled splash back, shower cubicle, with Heatrae shower, part tiled surround.

Bedroom 2

11' 2" (3.4m) x 10' 1" (3.08m)

Fitted double wardrobe cupboard with sliding doors, electric wall heater, window with side views over adjoining farm land.

Bathroom

3 Piece modern suite.

Outside

Directly in front of the property is a good sized decked veranda which makes a terrific sitting outside alfresco dining area, partially covered by a retractable sun canopy. Outside power point and water tap for hot tubs etc. Views over adjoining countryside. Allocated parking close to lodge. Two outside storage boxes, one containing 2 bikes that are included.

Services: Mains water, private drainage, mains electricity electric heating, uPVC double glazing.

Tenure: Remainder of original 999 year lease. Approx. 26 years expired. Site fee's inc. ground rent and water/sewerage charges are approx. £1700.00/annum inc VAT, paid until January 2021.

Energy Performance Certificate: F
Council Tax Banding: A

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 Holiday Park and continue to the end of the development passing the car park on the right. Pass in front of the stone cottages and No2 can be found on the left hand side on the bend.



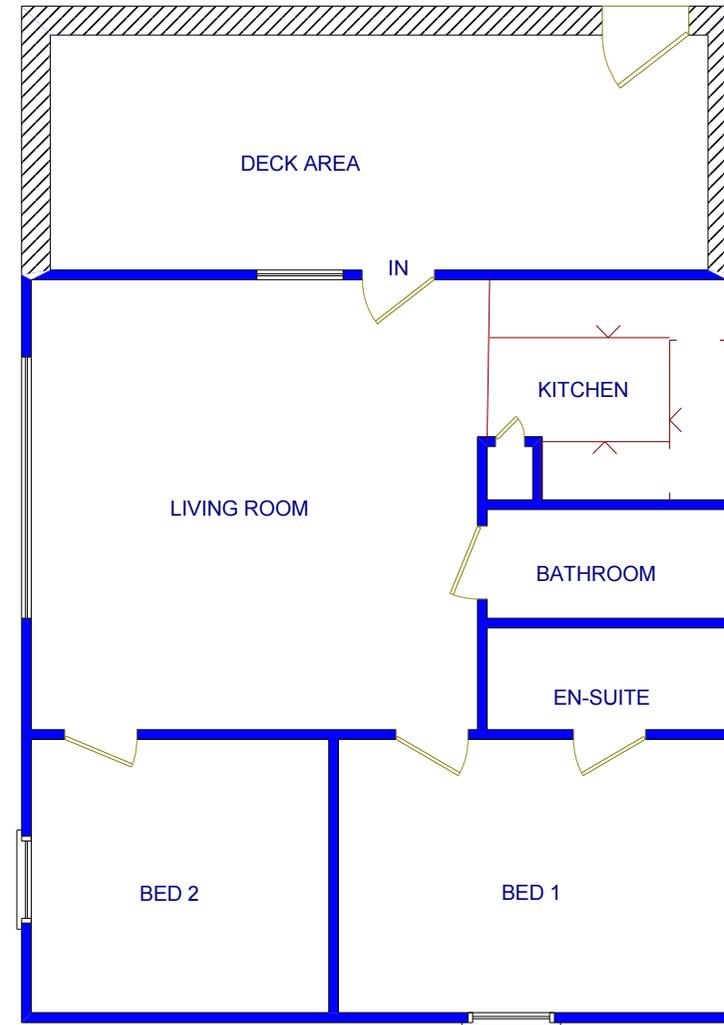
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NOT TO SCALE



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.

