



Clementine Cottage
Hartland Forest, Woolsery, Devon EX39 5RA

Price Guide £145,000

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ESTATE AGENTS & VALUERS

A most attractive stone built 1-bedroom holiday cottage with well-presented accommodation, private garden and off-road parking – remotely situated on the North Devon/Cornwall border – offering a perfect base from which to enjoy the outstanding coast and countryside with its many outdoor activities. Would make a super second-home or holiday letting business.

Please note this property can only be used as a holiday home, although has 12 months 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 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

9'8 x 6'9 Max points (3.0m x 2.14m)

Open-plan Living Room and Kitchen

14'2 x 15'7 Max points (4.32m x 4.78m)

Bedroom

14'5 x 11'7 (4.43m x 3.26m)

Shower Room

7'0 x 6'2 (2.13m x 1.88m)

Outside

The property sits in the middle of its generous plot which is laid mostly to gravel and concrete for ease of maintenance. There are lovely areas to dine and catch the sunshine plus there is gated off-road parking for a couple of vehicles.

Energy Performance Certificate: TBC

Council Tax Banding: A

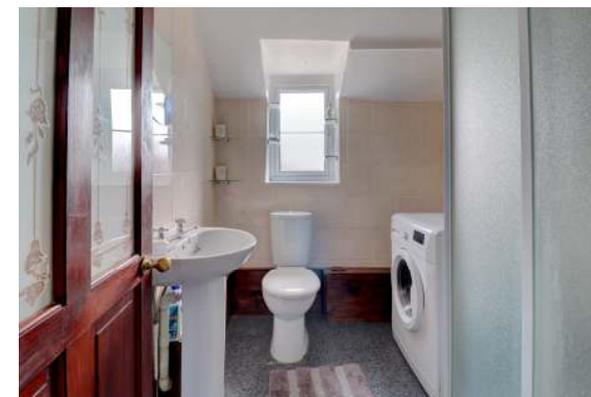
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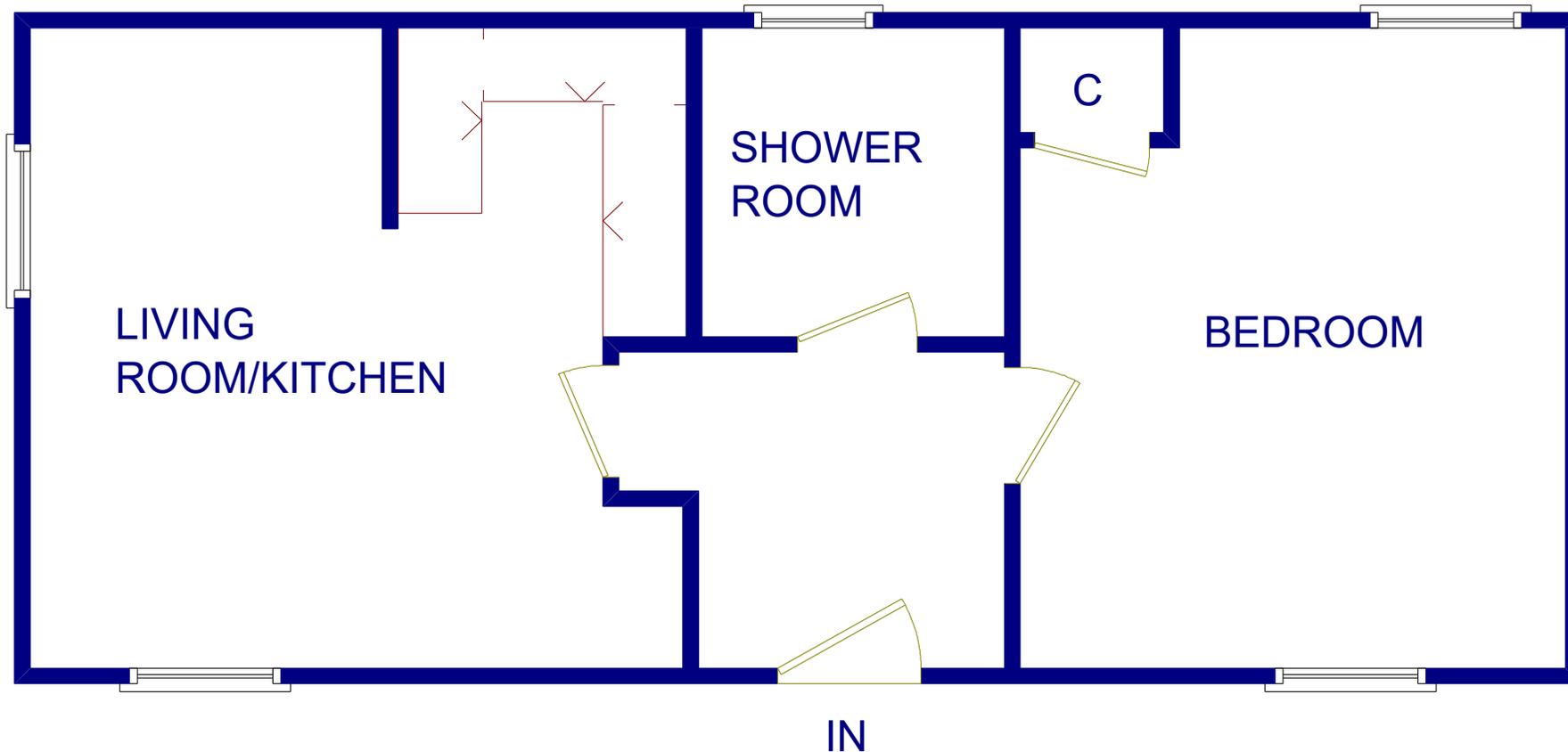
The property drains into a sewerage treatment plant at an annual cost of approximately £500 per annum. There is also a standing water charge and metered water usage. Mains electricity is also connected. Wood burner within living room.

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 can be seen on the right-hand side. Continue right through the park until you reach the cottage.





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