



81 Hartland Forest  
Woolsery, Devon EX39 5RA

Price Guide £99,950

**H**ARDING & CO  
ESTATE AGENTS & VALUERS

Quietly tucked away on the fringes of the popular site with a fair degree of privacy, is this beautifully presented detached freehold 3 bed (1 en-suite) holiday lodge, with 12 months of the year holiday usage, presented in very good condition and including all fixtures, furniture and fittings together with a history of holiday bookings. Fishing in the nearby lakes is also available. (Annual / day permits are available) Open plan living room with fitted kitchen, hall, bathroom, 3 beds (all doubles) en-suite bathroom to master. Outside decking and parking. 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 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:**

#### **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, 2 pairs of patio doors opening to the deck.

#### **Kitchen Area**

Comprises a range of beech effect 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. 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**

Private lane leading to the parking area for Lodge 81.

Communal gardens extend to the exterior of the holiday lodge. Patio doors lead from the living room onto a private deck, with sunny aspect and lovely views of the open countryside.

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

**Energy Performance Certificate: E**

**Council Tax Banding:** Currently Business rated. Normally A Band.

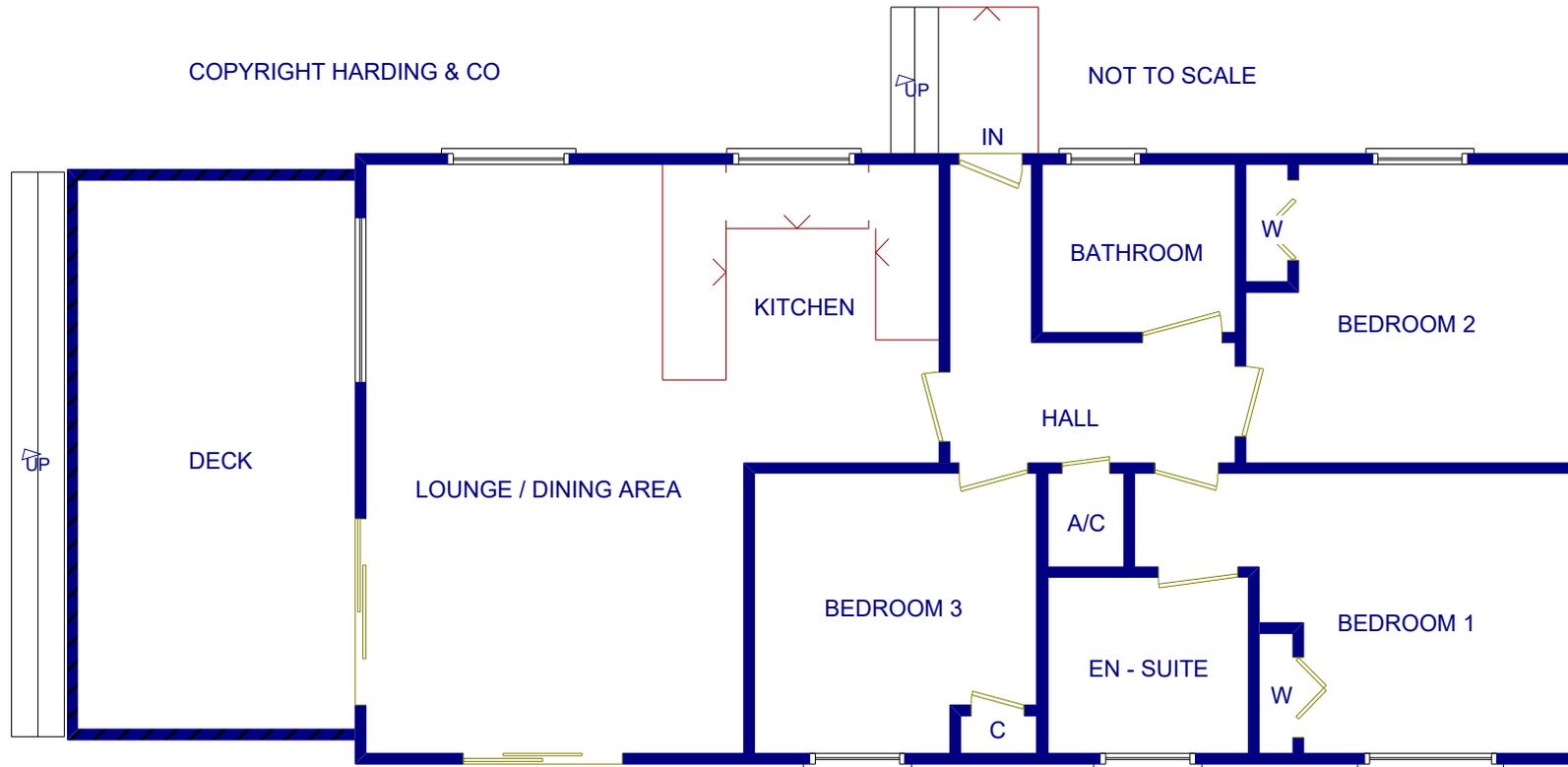
#### **Service Charge**

Approximately £1300 + 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 Woolserly, 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 drive down the second left lane and follow it round, then head down the second right hand turn down the white stone slope and continue following the road. At the end of the road is Lodge 81.



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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.



