



21 Hartland Forest Price Guide £120,000 FREEHOLD
Woolsery, Devon EX39 5RA

HARDING & CO
ESTATE AGENTS & VALUERS

A large and spacious extremely well-presented 2 bedroom FREEHOLD holiday lodge – wonderfully situated in a peaceful corner within the grounds of Hartland Forest Golf Club, surrounded by hundreds of acres of Forestry Commission Land with its own fishing lake and Just two miles inland from the Atlantic Highway (A39) on the North Devon/Cornwall border, in between Bideford and Bude, it is the ideal choice for a relaxing getaway from it all stay.

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.



Accommodation briefly:

Glazed entrance door to:

Hall

Cloakroom

Kitchen

9' 8" (2.95m) X 6' 6" (1.98m)

Open-plan Living/Dining Room

18' 8" (5.7m) X 17' 6" (5.33m)

Bedroom 1

13' 6" (4.11m) X 9' 8" (2.94m)

Bedroom 2

10' 11" (3.33m) X 9' 4" (2.85m)

Bathroom

9'4 x 5'1 (2.86m x 1.55m)

Outside

Number 21 is situated in a lovely spot with no passers-by with communal (but very private) gardens extending to all sides of the holiday lodge. There is a large south-facing patio.

Energy Performance Certificate: TBC

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

Service Charge

Approximately £1330 plus VAT annual Service Charge payable (grass cutting in the communal areas, upkeep of access drive and footpath. Plus sewerage charges of £898.85 plus VAT and water supply which is metered. Each lodge has its own independent electricity supply with a supplier of your choice.

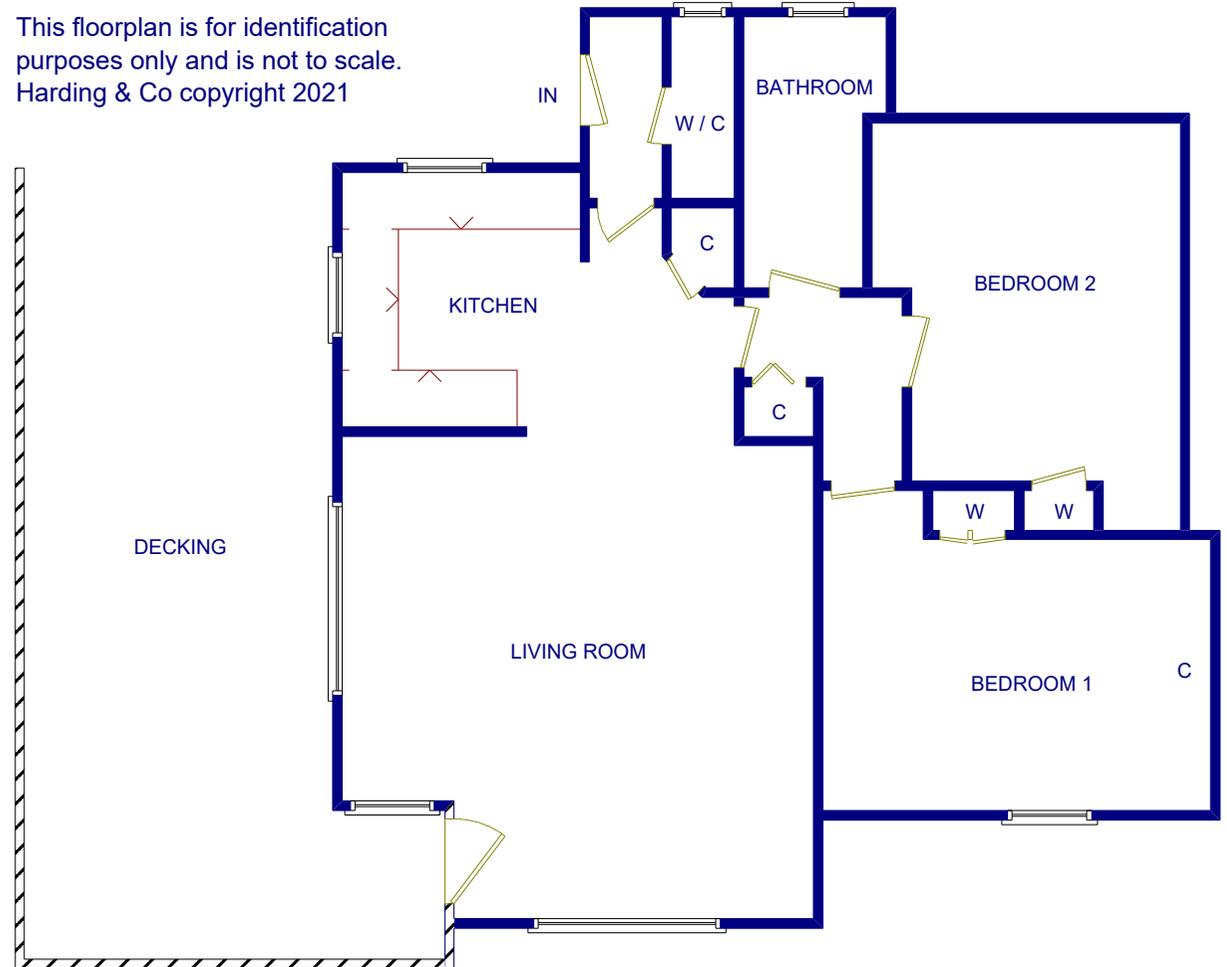
Directions

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.





This floorplan is for identification purposes only and is not to scale.
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t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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