



25 Hartland Forest
Woolsery, Devon EX39 5RA

Price Guide: £63,950

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A very competitively priced detached 2 bedroom Scandinavian style holiday lodge, with timber and part stone elevations, one of only a small handful of this design which benefit from the largest square meterage of any lodge on the site, situated on a quiet select complex, within the Hartland Forest Golf Club, only 4 miles from the coastline. The lodge has the potential to produce a good income (£950/£1000 per week, peak times) as well as being an ideal personal holiday retreat. The lodge comprises a hall, fitted kitchen open to a large lounge/diner with spacious outside decked area, two double bedrooms with wardrobes.

Hartland Forest Golf Club is a small, select complex of holiday lodges in a park-like environment, with fishing lakes adjacent to the site and a golf course currently undergoing refurbishment which hopefully will be available, subject to membership terms, in 2027. The site is approximately 4 miles away from the Devon coastline and approximately 1 ½ miles away from Woolsey village. 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.



PVCU entrance, door to:

Entrance Hall

Shower Room

Comprising low flush WC, hand wash basin, corner shower with heat store electric shower, tiled walls.

Living Room

22' 7" (6.88m) Max x 17' 6" (5.34m)

Casement door opening to large decked area with lovely views in the distance across open countryside, two electric wall heaters, wall light points, TV point. Airband point.

Kitchen

8' 1" (2.47m) x 10' 1" (3.08m)

White fronted units with rolled edge work surfaces over, stainless steel sink unit with mixer tap, base and wall storage cupboards, fitted Bosch dishwasher, space for fridge freezer, integrated oven with Samsung ceramic hob and extractor fan over, part tiled walls, double aspect room. Gledhill pressurised hot water tank.

Inner Hall

Hatch to loft space

Bedroom 1

13' 4" (4.07m) x 10' 1" (3.08m) excluding door recess

Electric wall heater, built in double wardrobe cupboard:

Bedroom 2

9' 10" (2.99m) x 13' 4" (4.06m) Max

Built in wardrobe cupboard.

Bathroom

10' 2" (3.11m) x 5' 6" (1.67m)

Modern suite, comprising of panelled bath with Heat Store electric shower over, low flush WC, pedestal hand wash basin, shaver light, tiled walls, Dimplex wall heater, heated towel rail.

Outside

The lodge is approached over concrete pathways from the parking area through the communal gardens which are laid to grass. Entrance Gate to the decked veranda which extends to two sides of the property, and the full width of the lodge, with storage below. Outside lighting. Private parking space.

Annual site charges for 2026:

Service charge £2491.20 inc VAT which includes grass cutting in the communal areas, upkeep of access drive and footpath. Private package sewage treatment system charge £1271.71. Water standing charge £83.45. Metered water consumption at the SWW metered per cubic meter rate. Each lodge has its own independent electricity supply, with a supplier of your choice.

EPC: tbc

Tenure

Freehold

Council Tax/Business Rate: Council Tax A or Nil if used as a holiday let.

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 Woolsery, where you will find the entrance to the golf course and at the second left hand turning, turn left, and park at the second concrete bay on the right. Follow the footpath to no. 25



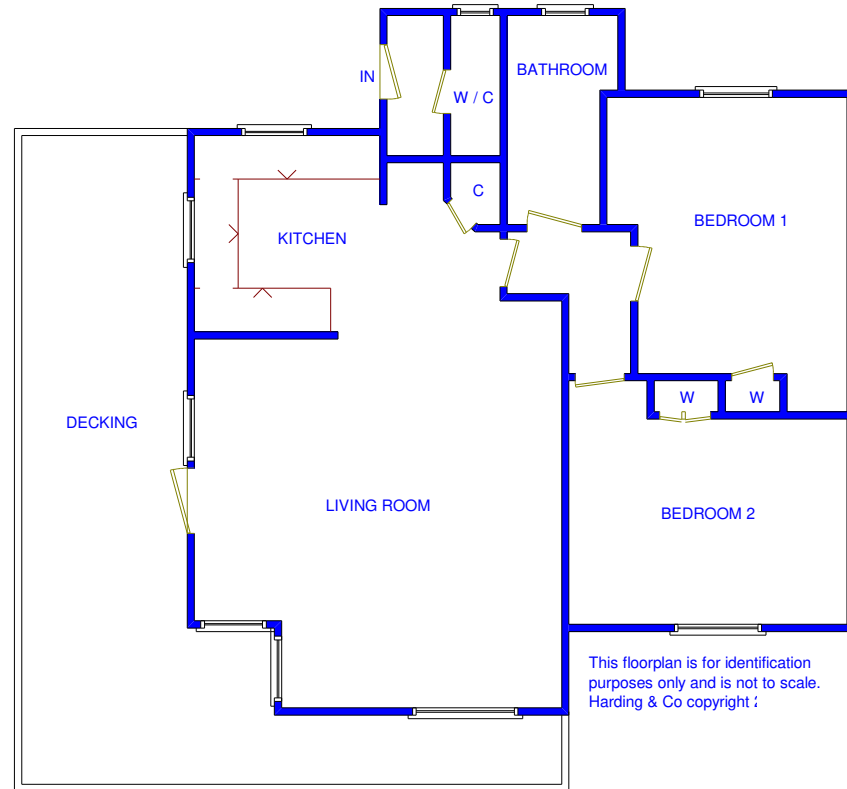
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also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



