

8 Hartland Forest

Woolsery, Bideford, Devon EX39 5RA

Price Guide: £67,000

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A 2 bed lodge in a great location within this popular and private setting, with lightly wooded surroundings. These properties make lovely holiday homes 12 months of the year, for personal or holiday income use. Living room, fitted kitchen with appliances, re-fitted shower room, 2 double bedrooms (1 en-suite re-fitted shower room) air source heat pump heating/ air conditioning, parking space, DG windows and doors, L-shaped tiered decked verandah. These properties can generate in excess of £10,000/annum holiday income. Sold with all F&F 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 Woolsery village. Woolsery 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.



Entrance on to exterior decked seating area with

Living Room
17' 9" (5.4m) X **15' 9" (4.8m)**
Bright double aspect room with picture windows overlooking the deck area and over the development, wall heater/air conditioner, TV point, central ceiling beam, arch opening to:

Kitchen
7' 6" (2.28m) X **8' 10" (2.68m)**
Fitted with a range of wood fronted units with stainless steel handles, comprising basin, wall storage cupboards, fitted fridge/freezer, dishwasher, hob/cooker and extractor canopy, stainless steel sink with mixer tap, tall storage cupboard, housing hot water tank.

Shower room
Comprising refitted modern suite of low flush WC, pedestal wash hand basin, shower and screen panelled walls, extractor fan window

Bedroom 1
14' 0" (4.26m) X **10' 0" (3.07m)**
Double aspect room with double wardrobe cupboard, sliding doors, electric wall heater, door opens to

En-Suite Shower Room
Comprising suite of low flush WC, pedestal wash hand basin, shower, window

Bedroom 2
12' 0" (3.65m) X 10' 1" (3.07m)
wardrobe cupboard with sliding doors.

Outside
Nearby parking bay with parking for one vehicle, path leading to the lodge. Around the lodge is a L-shaped timber deck from where to enjoy the surrounding views.

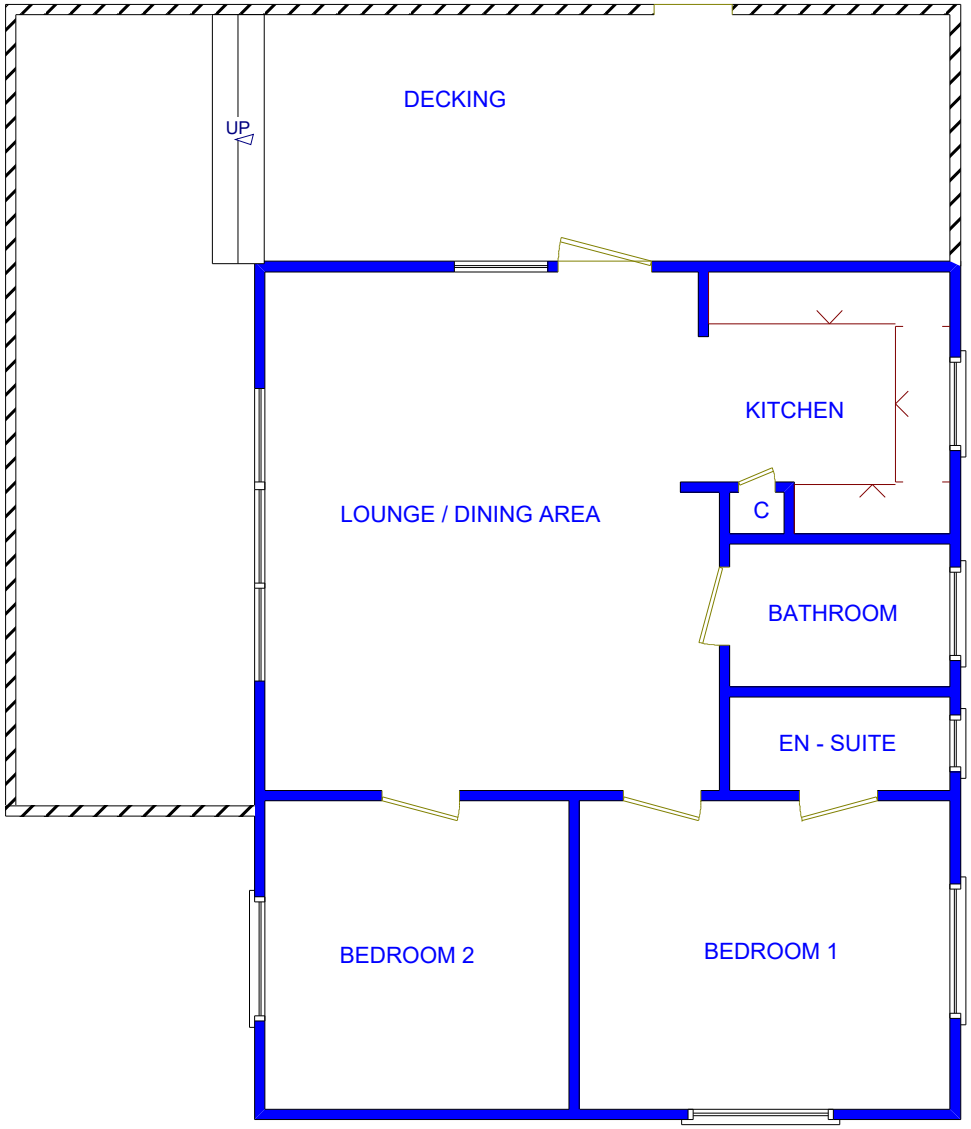
Service Charge: Approx £2800.00 inc VAT, which includes water drainage, grass cutting in the communal areas, upkeep of access drive and footpath. Each lodge has its own independent electric supply, with a supplier of your choice. Water charges apply.

Energy Performance Rating: F
Council Tax Band: The Lodges are normally band A or business rates but the rates will depend on personal circumstances.

Directions: From Bideford take the A39 towards Bude. After passing though 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, continue towards the old club house car park which will be on the right hand side, the parking bay for no 8 will be just after the car park on the left hand side.







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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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.







