



BRITISH
PROPERTY
AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT
IN BIDEFORD

10 Hartland Forest Golf Club
Woolsery, Devon EX39 5RA

Price Guide: £52,500
Freehold

HARDING & CO
ESTATE AGENTS & VALUERS

A FREEHOLD, 2 double bedroom holiday lodge, with a larger than normal 2nd bedroom, offered in very good order and with the benefit of furniture, fixtures and fittings being included in the sale price. These properties can be used 12 months of the year and offer good holiday rental potential or as an ideal lock up and leave holiday home in a lovely quiet environment close to forest walks and a short drive from the beaches at Bude or Westward Ho! Living room, kitchen with appliances, re-fitted family shower room, en-suite shower room to bedroom 1, private terrace part of which is partially covered. uPVC double glazing, electric heating, parking space next to lodge.

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.



Entrance Door to:

Living Room

4.88m x 4.88m (16' x 16')

Two electric fitted wall heaters. Sliding patio doors to covered veranda on one side. Three wall light points. Wood panelled ceiling with exposed beam. TV point.

Kitchen

2.67m x 2.39m (8'9 x 7'10)

Fitted with a range of wood fronted units and modern rolled edge worktops comprising base and wall storage units, integrated BEKO oven with ceramic hob over and extractor canopy above. Stainless steel sink unit with mixer tap. Space and plumbing for dishwasher. Space for tall fridge freezer. Built in cupboard housing hot water tank with fitted immersion heater.

Shower Room

Refitted with white modern suite of pedestal wash hand basin with mixer tap. Shower cubicle with glass screen and Mira shower. Low flush w.c. Shower boarding to two walls. Dimplex wall heater. Window to side. Extractor fan.

Bedroom 1

4.09m x 2.95m (13'5 x 9'8)

Double aspect room with built in double wardrobe cupboard and fitted dressing table unit. Electric wall heater. Door to:

En-Suite Shower Room

Pedestal wash hand basin. Low flush w.c. Shower cubicle with folding screen and Mira shower. Shaver light. Dimplex wall heater. Extractor fan.

Bedroom 2

5.08m x 2.95m (16'8 x 9'8)

Built in double wardrobe cupboard. Fitted dressing table unit. An unusually large room, much larger than the average with wood panelled ceiling and two exposed ceiling beams. Electric wall heater.

Outside

There is a covered patio area to one side, open to the front with wooden balustrading onto the communal gardens. The parking space is virtually next to the lodge.

Services: Approx £1,400 + vat (to be confirmed) which includes grass cutting in the communal areas, upkeep of access drive and footpath. No ground rent payable. Each lodge has its own independent electric supply, with a supplier of your choice. Water by meter charge at SWW rates and sewerage charge at SWW un metered rate.

Energy Performance Certificate: TBC
Council Tax Banding: Currently Business Rated

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 Woolserly, where you will find the entrance to the golf course, continue towards the club house car park and No. 10 is almost opposite the entrance to the car park.



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