



10 Forest Lakes



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, Bideford, Devon, EX39 5BS

Clovelly 6 miles, Theme Park/Attractions 5 miles, Hartland 7.5 miles, Bideford 10 miles, Westward Ho!/beach 13.5 miles,

A unique three bedroom holiday restricted lodge with private grounds and lake amounting to 4.8 acres.

- Detached holiday lodge
- Fishing lake with Carp
- Extensive parking
- Perfect holiday letting investment
- Cash buyers only
- 4.8 acres of grounds and lake
- Three bedrooms
- No onward chain
- Tranquil location
- Freehold

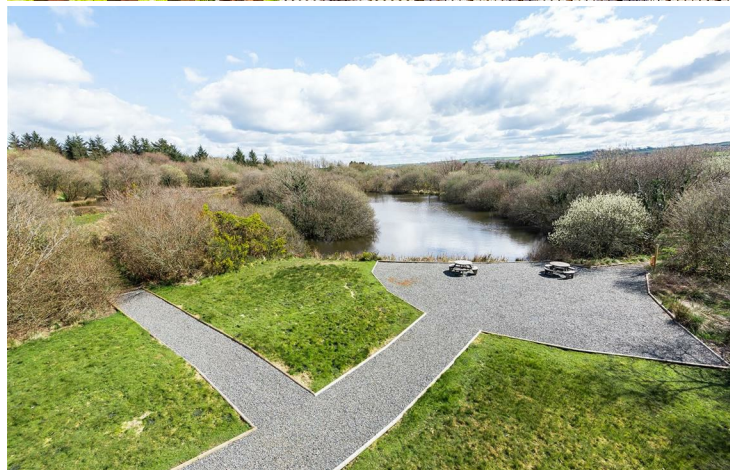
Offers In Excess Of £260,000

SITUATION

Forest Lakes is situated only a few miles away from the popular traditional Devonshire village of Woolsery and the property itself forms part of a secluded private estate of rich young woodland, flora and fauna. The estate is made up of 11 holiday lodges each in their own private grounds. Woolsery (Woolfardisworthy) village offers an excellent range of amenities including a local shop/Post Office, garage, church, sports and community hall, pub and restaurant and popular fish and chip shop. The village of Bradworthy around 5 miles away has various shops, post office/general store and a well-respected public house. The property is also located within a short driving distance of the award winning thatched public house & luxury hotel 'The Hoops Inn', the rugged North Devon coastline at the historic villages of Clovelly, Hartland and Bucks Mills, connecting to the South West Coast Path with superb walks, coves, waterfalls and stunning vistas.

The port and market town of Bideford skirts the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs, restaurants, cafes, retail park and five supermarkets. There is also access to the Tarka Trail, which affords miles of riverside walks or cycle rides through Torrington, Barnstaple and Instow to name a few. Barnstaple town is approximately 20 miles away with a wide variety of shops, restaurants and good transport opportunities by car on the A361 to the M5 (Junction 27) or by rail and the Tarka Line.

Heading to the North Cornish coastline, Bude offers a choice of extensive sandy beaches, with superb coastal and inland historic walks, the town is served by several supermarkets, a wide choice of restaurants, cafes, shops and leisure centre with gym and pool.



DESCRIPTION

This is a unique Scandinavian style, wooden lodge, located in a peaceful, rural location and set within around 4.81 acres of its own grounds and lake. The property is perfect for buyers looking to escape the hustle and bustle of modern life and 'escape' into nature, surrounded by wildlife including red deer and young foxes along with the commonly seen hares, bats, buzzards and owls.

The properties at Forest Lakes can only be used as a second home/holiday let, for personal use or as a holiday accommodation for a useful income.

10 Forest Lakes has been a much loved second home for the current owners and their family, who have beautifully landscaped the grounds around the lodge creating a large carp filled fishing lake in their tenure.

The accommodation comprises an impressive 44' open plan living/dining/kitchen area with sliding doors out onto a decked terrace with an inset hot tub and views towards the lake. The kitchen area is divided from the living space by a wide worktop with a range of attractive oak style units and built in appliances including electric hob, oven, washing machine, fridge, freezer and dishwasher. There are three double bedrooms, two have built in wardrobes and the main has an en-suite bathroom. There is a separate modern shower room, airing cupboard and large storage area.

OUTSIDE

There are double entrance gates opening onto a private gravelled area providing plenty of parking space. Dotted around the grassed areas surrounding the lodge are various types of trees and at the rear, in full view, is the delightful carp lake with a bird hide at the opposite end.

The privately owned grounds, including the lake, in total amount to around 4.81 acres.

HOLIDAY LETTING & SPECIAL NOTES

The property is subject to a Holiday Restriction Clause with a 52 week occupancy, and each new owner must have a permanent residence elsewhere.

Due to the timber construction of the property, we have been advised that this is only available to cash buyers.

Property contents, fixtures and fittings are also available by separate negotiation.

ANNUAL SITE CHARGES & SERVICES

Each privately owned lodge is subject to a site service charge currently £1700 (plus VAT) per annum.

Mains water and electricity. Shared private drainage.

Broadband: 'Standard' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Variable / o2 - Poor / Three - Variable / Vodaphone - Poor (Ofcom). Please check with chosen provider.

DIRECTIONS

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From Bideford, take the A39 towards Bude. At Bucks Cross, turn left towards Woolsery. Upon entering Woolsery village, proceed to the T-junction with the school opposite and there is a small white signpost to Meddon and Huddisford which takes you down a lane running down the left hand side of the school. At Duerdon Cross continue on until reaching a wide splay with gravelled drive on the left hand side (about 3 kilometers from woolsery) which is the entrance to Marshalls Farm. Drive down the track and after a short distance bear left and follow the track round to the right where you will see NO.8 on the left, take the track immediately opposite on the right where the property NO.10 will be found a short distance on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030

