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*Changing Lifestyles*

Sycamore Lodge  
Romansleigh Retreat  
Odam Hill  
South Molton  
Devon  
EX36 4NB

**Offers In the Region Of: £155,000**  
**Leasehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



# Sycamore Lodge, Romansleigh Retreat, Odam Hill, South Molton, Devon, EX36 4NB

A DELIGHTFULLY PRESENTED HOLIDAY LODGE ENJOYING PICTURESQUE COUNTRYSIDE VIEWS



- 2-3 Bedrooms (1 En-suite)
- Open-plan modern fitted Kitchen / Dining / Living area
- Kitchen with many integrated appliances
- Lounge / Dining space opening onto the decking
  - Decking with inset Hot Tub
  - Modern family Bathroom
- Off-road parking for several vehicles
- Communal grounds, small woodland & river
  - Small secluded holiday park location



Set within picturesque countryside with far-reaching views and located on a small secluded holiday park is this delightfully well-presented and modern 2-3 Bedroom turnkey holiday lodge.

Upon entering the lodge you are welcomed by an open-plan modern fitted Kitchen / Dining / Living area which enjoys views of the naturally seasonally changing views of the countryside and beyond. The Kitchen benefits from having integrated appliances which are all tucked away neatly. The Lounge / Dining space features an electric fire and UPVC double glazed French doors opening onto the decking and hot tub area which can be enjoyed during the day for the views and at night for the peaceful star gazing.



Additionally, the accommodation benefits from 2 light double Bedrooms, 1 with an En-suite Shower Room, a Study / single Bedroom and a modern family Bathroom.

Outside, the property benefits from off-road parking for several vehicles as well as having use of the communal grounds surrounding the holiday lodges which give access to a small woodland that is bordered by a river.

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The property is situated in 13 acres of stunning countryside, just a short drive away from the market town of South Molton.

South Molton, the gateway to Exmoor, is formed around a pretty central square with impressive historic buildings to either side.

The town is thought to have originated in the Saxon times and has historically been one of much importance. According to historians, the town has been thriving as a market place since the earliest records and residents still celebrate the charters granted by royalty for the market every June.

Originally, much of the town's wealth is thought to come from the fact that it was an important centre of the UK's wool trade. You can find out about this and much more by taking the town Heritage Trail or by visiting the award-winning local Museum to find out more.

While the type of markets held at South Molton has changed over the years, they have kept much of their original feel and traditional markets take place twice a week in the main square. The square itself is surrounded by a number of small, independent shops, the fronts of which remain largely unchanged.

The markets are a great way to sample some of the area's acclaimed local produce, with producers offering everything from home grown vegetables, locally prepared sausages and local fish.



# Internal Description

## Entrance Hall

Kitchen units with worktop over. Fitted bench seat. Spot lights. UPVC double glazed front door. Opening to Kitchen / Diner / Lounge.

## Kitchen / Diner / Lounge - 19'3" x 18'10" (5.87m x 5.74m)

## Kitchen

Modern fitted Kitchen with matching wall and floor units with worktop over and under-cupboard lighting. Inset sink and drainer. A range of fitted appliances including oven and grill, dishwasher, fridge / freezer, washer / dryer and 5-ring gas hob with extractor canopy over. Wood effect flooring. UPVC double glazed window and Velux window.

## Lounge / Diner

A light and airy space with far-reaching countryside views. Feature fireplace. 2 radiators, wood effect flooring, TV point, power points, spot lights. 2 UPVC double glazed French doors opening to the decking. 4 UPVC double glazed windows to side elevations.

## Inner Hall

Built-in storage cupboard housing combination boiler. Hatch access to loft space. Power points, wood effect flooring, Hive heating thermostat controls, hardwired smoke alarm.

## Bedroom 1 - 15'8" x 9'6" maximum (4.78m x 2.9m maximum)

A light and spacious double Bedroom. Triple mirror-fronted wardrobes. Fitted dressing table. Radiator, fitted carpet. 3 UPVC double glazed windows.

## En-suite Shower Room - 5'3" x 5'1" (1.6m x 1.55m)

3-piece modern white suite comprising corner shower enclosure, WC and hand basin. Towel radiator, complete wall tiling, vinyl flooring, extractor fan. UPVC obscure double glazed window.

## Bedroom 2 - 9'7" x 9'5" (2.92m x 2.87m)

A light and spacious double Bedroom. Double wardrobe, radiator, fitted carpet, power points. 3 UPVC double glazed windows.

## Bedroom 3 / Study - 7'8" x 4'1" (2.34m x 1.24m)

A small single Bedroom / Study. Radiator, fitted carpet, power points, Wi-Fi point. UPVC double glazed window.

## Bathroom - 6'3" x 5'6" (1.9m x 1.68m)

3-piece modern white suite comprising panelled bath with shower over, WC and hand basin. Towel radiator, complete tiled walls, vinyl flooring, extractor fan. UPVC obscure double glazed window.

## Outside

The property is surrounded by a large decking area making the most of the far-reaching countryside views.

A Hot Tub (included in the sale) is set into the decking. A Hook and Cook barbecue (included in the sale) is fitted on the balustrade.

There is off-road hard standing parking for several vehicles which gives access to the rear and front of the property.

## Useful Information

Wi-Fi is exclusive to the Lodge.

There is a hard wired security camera.

All contents are included in the sale.

## Lease Details

993 years remaining of an original 999 year Lease  
Annual Pitch Fees - £1,800.00, subject to annual review

The Lodge is currently managed and let by the owners.

The lodge cannot be used as a main residence - only for use as a second home.

Gas and electrical safety certificates are up to date and are available upon request.

## Council Tax Band

The park owners pay the council tax on the site, and lodge owners contribute via their annual pitch fees.







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This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyGOLD

## Directions

From our office on Boutport Street proceed out of Barnstaple on the A361 North Devon Link Road following signs for South Molton. Continue through South Molton passing The Square and taking the next immediate right hand turning onto New Road following signs for Witheridge / B3137. Continue along this road for approximately 4 miles passing through the hamlet of Alswear following signs for Royal Resorts. Take the right hand turning off the main road taking the next left onto Odam Lane. Take the right hand fork following the track into the Holiday Lodge Park. Continue up the hill to where Sycamore Lodge will be found near the top on your left hand side with hard standing parking. An agent will meet you at the lodge.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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# We are here to help you find and buy your new home...

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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

