



Bond
Oxborough
Phillips

Changing Lifestyles

40 Stowford Park
Berry Down
Devon
EX34 0PW

Asking Price: £75,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

40 Stowford Park, Berry Down, Devon, EX34 0PW

Spacious 3 bedroom holiday lodge available in a scenic location...



- 3 generous bedrooms
 - Open plan living
- Beautiful views to be enjoyed of the balcony
 - Great holiday destination
 - Off road parking
 - EPC: TBC
 - Council Tax Band: TBC



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Situated in a superb rural setting within a fantastic family run holiday site, Bond Oxborough Phillips are pleased to offer for sale a chance to acquire a fabulous three bedroom Country Lodge. The property enjoys fantastic rolling countryside views. The accommodation of the lodge comprises a large open plan living area, master bedroom with en-suite shower room, two further good sized bedrooms and family bathroom. Outside there is patio and decking areas with storage, along with a large parking area. Holiday use only.

Nestled within the charming landscape of Combe Martin, Berry Down stands as a picturesque haven, brimming with natural beauty and serene allure. This enchanting area is a harmonious blend of rolling hills, lush greenery, and captivating vistas that stretch as far as the eye can see. Berry Down is renowned for its tranquil ambiance, offering a peaceful retreat from the hustle and bustle of everyday life.

Main Entrance - Front entrance door to:

Entrance Porch - UPVC double glazed door opening to:

Entrance Hall - Storage cupboard housing the boiler supplying gas central heating and domestic hot water. Door leading to:

Open Plan Lounge/Kitchen/Diner

Lounge - 18'4" x 10'8" (5.6m x 3.25m)

UPVC double glazed patio door leading out to a decked area ideal for al-fresco dining. UPVC double glazed window to the side elevation. Radiator. Feature fireplace with inset electric fire.

Diner - 10'4" x 10'8" (3.15m x 3.25m)

UPVC double glazed windows to the front and side elevations. Radiator.

Kitchen - 7'7" x 7' (2.3m x 2.13m)

The kitchen is fitted with a range of base and wall mounted units with work surface over and inset stainless steel circular sink and drainer. Single electric oven and gas hob with overhead extractor. Integrated dish washer. Vinyl flooring

Bathroom - 6'3" x 5'7" (1.9m x 1.7m)

UPVC double glazed window to the side elevation. Fitted with a three piece suite comprising panelled bath with folding glass shower door and wall mounted shower appliance, pedestal wash hand basin and low level W.C. Radiator. Down lights.

Bedroom One - 10'5" x 9'5" (3.18m x 2.87m)

UPVC double glazed window to the side elevation. Fitted over bed storage units and side tables. Radiator.

En-Suite - 4'5" x 6'8" (1.35m x 2.03m)

Fitted with a UPVC double glazed window to the side elevation. Fitted with a three piece suite comprising corner shower cubicle with wall mounted shower appliance, pedestal wash hand basin and low level W.C. Radiator. Down lights.

Bedroom Two - 10'5" x 9'5" (3.18m x 2.87m)

UPVC double glazed window to the side elevation. Built in wardrobe and dressing table. Radiator.

Bedroom Three - 7'8" x 9'6" (2.34m x 2.9m)

UPVC double glazed window to the side elevation. Fitted wardrobe. Radiator.

Outside Patio area to the side elevation. Decked area that surrounds the property ideal for al-fresco dining. Store cupboard. Private drive with parking for approximately four vehicles.

Agents Notes - Pitch fee is £5250 plus VAT per annum. The licence is a twelve month term and the lodge can be used whenever. The gas and electric are metered. The lodge is 25 years old and its licence expires 23/09/2060. Holiday use only



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Floor Plan

Directions

From Ilfracombe proceed along St. Brannocks Road in the direction of Barnstaple, upon reaching the roundabout at Mullacott Cross turn left continue along this road upon reaching the crossroads continue straight over for approximately 2 miles and Stowford Meadow is found on your right hand side clearly displayed. Continue along the private drive taking the left hand turning towards the lodges turn first left and number 40 is the first lodge on the right hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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