



Bond
Oxborough
Phillips

Changing Lifestyles

Moonlake Lodge
65 Hartland Forest
Woolsery
Bideford
Devon
EX39 5RA

Asking Price: £160,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Moonlake Lodge, 65 Hartland Forest, Woolsery, Bideford, Devon, EX39 5RA

A SPACIOUS & BEAUTIFULLY PRESENTED HOLIDAY LODGE



- 3 Bedrooms (1 En-suite)
- Large, vaulted open-plan living space incorporating a fully fitted Kitchen & a Living Room
- Stylish & comfortable accommodation
- Outside deck - a great place to enjoy the great view over the nearby lake
- 2 allocated parking spaces
- With access to the nearby lakes, this is a property not to be missed



Woolfardisworthy is known as the village with two names and lies inland approximately 600 feet above sea level. The country lanes are narrow and wind upwards and onwards through steep banked hedgerows. As you come down into Woolfardisworthy you can see the medieval tower of All Hallows Church on the skyline. Famous for its annual fair, it's a really nice community that has earned its nickname as 'the friendly village' effortlessly. The village has an excellent school, shop, community hall, & listed thatched roofed inn that has been completely refurbished. It's also close to the South West Coast Path for endlessly beautiful walks.



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Situated on the idyllic Hartland Forest Golf Club site, this is a wonderful opportunity to acquire a spacious and beautifully presented 3 Bedroom holiday lodge.

This property has been greatly improved by the current owner and now provides stylish and comfortable accommodation. If you are looking for some peace and tranquillity in your life then this property offers it in abundance.

The outside deck around the lodge is a great place to soak in the ambience of the woodland surroundings and a great view over the nearby lake can be enjoyed. A great feature of the home is the large, vaulted open-plan living space which incorporates a fully fitted Kitchen, a Breakfast Bar and a Living Room. The main Bedroom has an En-suite Bathroom and the other 2 are served by an additional Shower Room. The third Bedroom currently serves as a Dining Room highlighting its versatility.

This property comes with a nearby allocated parking space.

With access to the nearby lakes, this is a property not to be missed.

Entrance Hall

UPVC double glazed door to property front. Door to airing cupboard housing Megaflow tank and slatted shelving. Door to useful shelved storage cupboard. Electric radiator, Karndean luxury vinyl tiled flooring.

Bedroom 1 - 8'10" x 10'5" (2.7m x 3.18m)

UPVC double glazed window enjoying lake and countryside views. Fitted wardrobe. Fitted carpet, electric radiator, TV point. Door to En-suite.

En-suite Bathroom - 5'8" x 5'8" (1.73m x 1.73m)

UPVC double glazed window. 'P' shape bath, close couple dual flush WC and cabinet mounted wash hand basin. Karndean luxury vinyl tiled flooring, heated towel rail.

Bedroom 2 - 8'9" x 10'6" (2.67m x 3.2m)

UPVC double glazed window to property front. Fitted wardrobe. Fitted carpet, electric radiator.

Shower Room - 5'8" x 5'8" (1.73m x 1.73m)

UPVC obscure double glazed window. Corner shower enclosure, close couple dual flush WC and cabinet mounted wash hand basin. Karndean luxury vinyl tiled flooring, heated towel rail, extractor fan.

Bedroom 3 / Dining Room - 9'2" x 9'1" (2.8m x 2.77m)

UPVC double glazed window enjoying lake and countryside views. Fitted wardrobe. Wall mounted cupboards. Fitted carpet, electric radiator.

Open-plan Kitchen / Diner / Lounge - 18'10" (5.74m) maximum x 18'5" (5.61m) maximum

A delightful, open-plan, light and airy vaulted room with UPVC double glazed sliding doors and UPVC double glazed bi-fold doors to outside space. Kitchen equipped with a range of eye and base level cabinets with matching drawers, wood block work surfaces with splashbacking and single bowl sink and drainer with mixer tap over. Island with built-in 4-ring hob and electric oven under. Integrated fridge / freezer, tumble dryer and dishwasher. Plenty of room for

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lounging and dining. 2 electric radiators, TV point, Karndean luxury vinyl tiled flooring.

Outside

Surrounding the property on 3 sides are wood effect patios enclosed by balustrades with handrails ensuring dogs and children are safe. This provides a great space to sit out and relax and enjoy the ambience of the surroundings and the wonderful views. There is also a separate gravelled area intended for dogs to use.

Within close proximity of the property are 2 allocated parking spaces.

Agents Note

Please note that this and other lodges on this development cannot be lived in on a full-time basis, although they can be used for holiday purposes over 12 months of the year.

Service / Maintenance Charge (2023) - £3,118 Inc. VAT for water usage, sewerage charges, grass cutting in the communal areas, upkeep of access drive and footpath.

Each lodge has its own independent electricity supply with a supplier of your choice.

The new owner of this property will gain 2 free memberships for the Golf Course to use for themselves together with full use of the 2 fishing lakes located within close proximity.

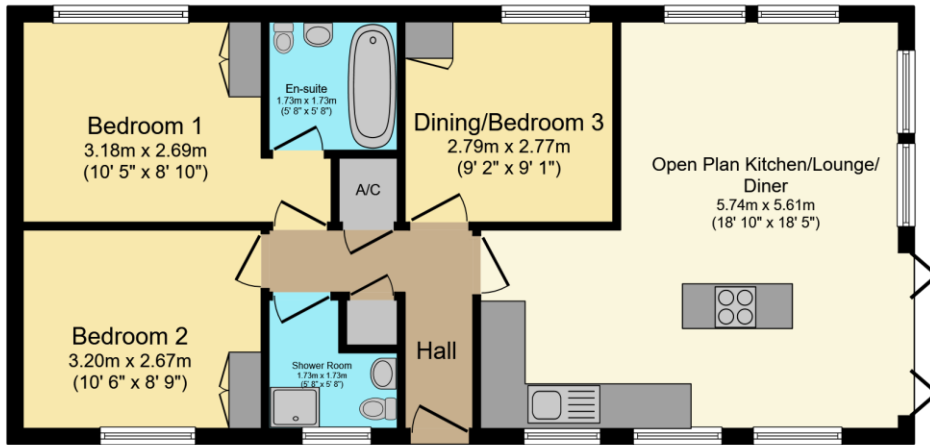
Majority of the furniture can be included in the purchase, if required.

Council Tax Band

A - Torridge District Council

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Floor Plan

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay drive to the Heywood Road roundabout and turn left onto the A39. Drive for approximately 6.5 miles and continue straight across at Clovelly Cross roundabout and continue for approximately 5 miles. Turn left signposted West Yagland and continue along this unnamed road. As the road bears to your right, take the left hand turning and continue along to where Hartland Leisure Park will be found on your right hand side. Lodge 65 is numbered and located at the bottom of the stoned pathway. There is a clearly marked parking space for it.

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.