



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Forest Lakes  
Woolsery  
Bideford  
Devon  
EX39 5BS

**Asking Price: £120,000 Freehold**



Changing Lifestyles

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## 5 Forest Lakes, Woolsery, Bideford, Devon, EX39 5BS

A DETACHED, FULLY FURNISHED HOLIDAY LODGE OCCUPYING A BEAUTIFUL WOODED SETTING



- 2 Bedrooms (1 En-suite)
- Offering 12 months of use (though not for full-time residential living)
- Surrounded by nature, this lodge is designed to bring a sense of calm & peace
- Large Sun Deck - perfect for al fresco dining
- Set within approximately 0.3 acres of private grounds of well-maintained lawns
- Located just 1.5 miles from Woolsery village
- No onward chain



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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This detached freehold holiday lodge offers a rare opportunity to own a tranquil retreat in a beautiful, wooded setting, perfect for escaping the stresses of modern life. Offering 12 months of use (though not for full-time residential living), this property provides the perfect haven away from the noise of traffic, the distractions of artificial light, and the pressures of daily life. Surrounded by nature, this lodge is designed to bring a sense of calm and peace, allowing the lucky purchaser to reconnect with the natural world. Available for sale with no onward chain, the lodge is sold fully furnished, providing excellent value and convenience for the new owner.

The 2 Bedroom lodge (1 En-suite) offers generous and light-filled accommodation, with striking vaulted ceilings and an open-plan living space that creates a sense of openness and serenity. From every window, guests can enjoy uninterrupted views of the surrounding woodland, making it feel as though nature is always just a step away. The large sun deck, wrapping around 2 sides of the lodge provides the perfect space for al fresco dining, enjoying a quiet moment, or simply soaking in the surrounding beauty.

Set within approximately 0.3 acres of private grounds, the lodge is surrounded by attractive, well-maintained lawns – an ideal area for children to play and explore. The peaceful surroundings and abundant green space create a safe and tranquil environment for outdoor activities or relaxation. Situated within the Forest Lakes site, a secluded 50-acre estate rich in young woodland, vibrant flora and diverse fauna, this property is a nature lover's dream. It's common to see a wide variety of wildlife, both around the lodge and throughout the site, allowing residents to fully immerse themselves in the natural environment. The property is bordered by woodlands, farmland and 30 acres of Culm grassland, all of which are

managed by the Devon Wildlife Trust, ensuring the area remains a haven for local wildlife and a sanctuary for those seeking peace.

Forest Lakes is located just 1.5 miles from the picturesque village of Woolsery, where you'll find a welcoming local pub / restaurant (The Farmers Arms), a shop and a highly regarded fish and chip shop, offering everything you need while still being in a tranquil and secluded location. Whether you're looking for a frequent escape from the pressures of modern life or an occasional weekend retreat to enjoy nature at its finest, this property offers it all.

Two steps lead up to a decked area with UPVC double glazed door to Entrance Hall.

#### Entrance Hall

Hatch access to loft space. Cupboard housing hot water cylinder, fuse box and light. Directional lights, smoke alarm, electric panel heater, fitted carpet.

#### Kitchen / Dining Room - 18'2" x 9' (5.54m x 2.74m)

Roll edge worktop with inset stainless steel sink with mixer tap and beech cupboards above and below. Built-in 4-ring hob and oven. Space for under-counter fridge and freezer. Tiled splashbacking, wood effect flooring and fitted carpet, electric panel heater, smoke alarm. Two full-height double glazed windows with views to mature trees. UPVC double glazed window to property front. Opening to Lounge.

#### Lounge - 18'2" x 10'3" (5.54m x 3.12m)

UPVC double glazed sliding doors opening to an outside decked area. Full-height UPVC double glazed window overlooking the decked area with countryside views. Further UPVC double glazed window. Fitted carpet, 2 electric panel heaters, directional lights.

#### Bedroom 1 - 14'2" x 9'3" (4.32m x 2.82m)

UPVC double glazed window. Built-in double wardrobe with shelf above. Fitted carpet, electric panel heater, wall lights.

## Changing Lifestyles

#### En-suite Shower Room - 7'3" x 5'5" (2.2m x 1.65m)

UPVC double glazed window. WC, vanity wash hand basin and shower enclosure. Ceramic tiled flooring, tiled walls, extractor fan, heated towel rail, Dimplex wall mounted heater.

#### Bedroom 2 - 10'5" x 9' (3.18m x 2.74m)

UPVC double glazed window. Built-in wardrobe with shelf above. Fitted carpet, TV point, wall lights, electric panel heater.

#### Shower Room - 5'9" x 5'7" (1.75m x 1.7m)

UPVC obscure double glazed window. Vanity wash hand basin, shower enclosure and WC. Ceramic tiled flooring, heated towel rail, Dimplex wall mounted heater.

#### Outside

To the front of the property is a parking area providing off-road parking for 4 cars. A gravelled path leads from here to the gardens that surround the property on all sides. The gardens are mainly laid to lawn and provide an idyllic space to sit out and relax and enjoy the peaceful, quiet surroundings as well as to appreciate nature in its full abundance. There are various decked areas also to sit out and relax or to enjoy some outside dining.

A special feature of the lodge and its gardens is the privacy that can be enjoyed, particularly in the summertime when the trees come into full bloom.

#### Agents Notes

This lodge is being sold to include all fixtures, fittings and furniture

Service Charge - £3194.06 payable annually to include the upkeep of the access and drive as well as the supply of water and sewerage

Each lodge has its own independent electric supply which can be arranged with a supplier of your choice

#### Council Tax Band

A - Torridge District Council

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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 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



TOTAL: 71.8 m<sup>2</sup> (773 sq.ft.)

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

### Directions

From Bideford, head along the A39 in the direction of Bude. After passing Clovelly Cross, continue for about 4 miles until you reach the top of a hill on Bursdon Moor. Turn left following signs for West Yagland. Stay on this road for just over 1.5 miles and you'll encounter a sharp right hand bend at a small junction, with Gorvin Farm on your left hand side. Take the right fork, then look for a left hand turn across a small bridge. Keep following the road and you'll find the entrance to Forest Lakes on your right hand side. Continue along the gravel road, and at the signpost for Forest Lakes, turn left. The property will be on your left hand side towards the end of the track.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>110</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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