



46 Forest Park Lodges Development High Bickington, Umberleigh, Devon





46 Forest Park Lodges Development High Bickington, UMBERLEIGH, Devon, EX37 9BN

£163,500

Number 46 Forest Park Lodge is a stylish detached 2 Bedroom holiday home, with excellent holiday let rental potential, properly constructed to a residential standard; built to full authority regulations. The builders of the development are local and fully experienced in their part of the build, with the permanent build structure helping to increase the value of the property, not reduce it over a period of time.

The Park itself is extremely quiet and surrounded by woodland giving a peaceful feel. The local village is just a mile away with a village shop, post office, surgery, church, two pubs and lots more. Barnstaple, a short car ride away has further amenities with larger superstores and high street shopping alongside many restaurants and cafes.

The lodge comes with permission for full 12 month holiday use and the remainder of a 999 year lease, from the date of the property being built. The lodge comes fully equipped, with modern fixtures and fittings, furniture if desired and a range of built in appliances, along with site fees paid until January 2024. The position of this lodge is also particularly attractive, taking advantage of the wonderful views.

LOCATION - The Taw Valley is located in the heart of the Devon countryside. This area contains a wide variety of countryside, from the wild and bleak moors of Dartmoor through the less well-known rolling farmland with its 'sunken' lanes to the spectacular rugged north coast. The fast flowing river Taw rises on Dartmoor at Belstone Cleave, then rushes over rocks and tree roots before broadening into a mature river. It passes through peaceful farmland containing the milkfields of Devon as it draws water from tributaries and other rivers as it makes its way to the coast. Forest Park Lodges are situated in a beautiful valley setting surrounded by forest. The nearest village of High Bickington remains largely unspoilt and retains much of the character of an isolated rural country village. The village still has its own post office, shop, doctors surgery, school, golf course and two public houses. It is also served by mobile supplies of fruit and vegetables, fresh fish and the council library service.

The nearest large town to High Bickington is Barnstaple, the regional retail and commercial centre and Britain's oldest borough, with an extensive range of outlets including all the high street favourites as well as more traditional shopping experiences.

DIRECTIONS - Travel from Barnstaple on the A377 towards UMBERLEIGH. Travel through UMBERLEIGH taking the 4th turning on the right hand side signposted Kingford. Continue up the hill and turn left sign posted Forest Park Lodges.

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12 Month Occupancy Detached Holiday Lodges set within Beautiful Woodland
Allocated Parking
Woodland Valley Setting
Peaceful, Quiet Location within a Secluded Woodland Setting
Easy access to Amenities, Local Pubs, Restaurants and Family Activities
Leasehold - Remainder of 999 yr. lease
Excellent Holiday Let Potential
Site Fees Paid until Jan 2024

Lodge Dimensions and Areas

Double Door Entrance Into

Lounge

6.10m x 6.31m (20' x 20' 8")

Kitchen/Diner

6.30m x 4.14m (20' 8" x 13' 7")

Separate W/C

Bedroom One

3.68m x 3.07m (12' 1" x 10' 1")

En-suite One

3.06m x 1.16m (10' x 3' 10")

Bedroom Two

3.07m x 3.69m (10' 1" x 12' 1")

Separate Shower Room

3.06m x 1.16m (10' x 3' 10")

Outside

The lodge benefits from a large private balcony leading off the main living room, which enjoys some fabulous direct countryside and woodland views. There is also allocated parking to the front of the property.

SERVICES

Projected Council Tax Band A

Ground Rent Per Annum £732 + VAT

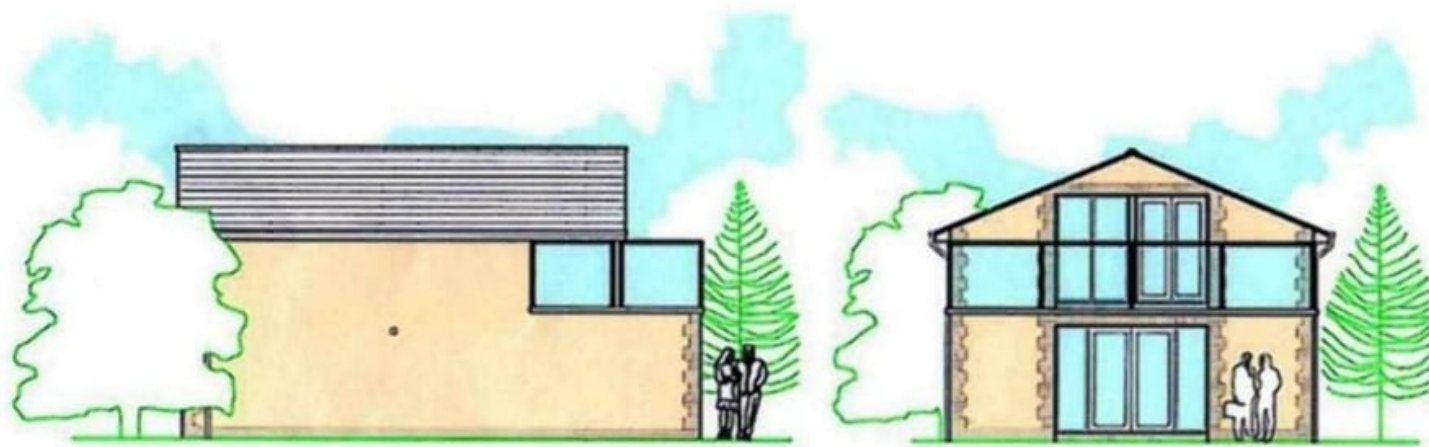
Service Charge Per Annum £353 + VAT (Sewage included in the service charge)

LPG Gas, Electric and Water are Billed every Six Months by the Site Management (Metered)

The Property has a 12 Month Holiday Use Occupancy Remainder of 999 Year Lease

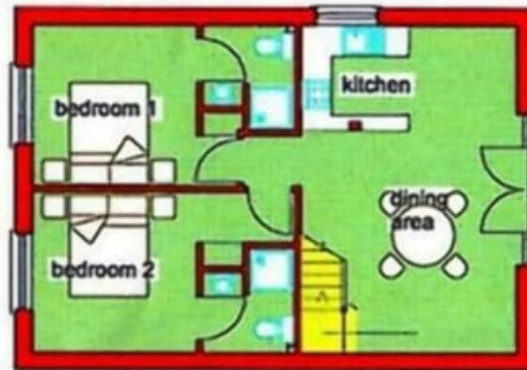
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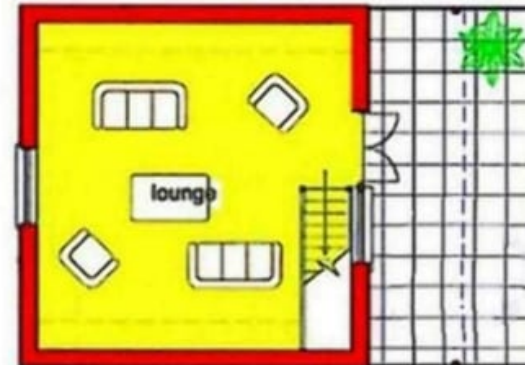


side elevation |

front elevation



ground floor



first floor

This is the standard layout of our phase2 lodge. size 10m x 7m designed for a max. of 4 persons
The deck is built to carry a hot tub which can be supplied as an extra

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