

Forest Park, Kingford, High Bickington, Devon, EX37 9BN





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### Guide Price £105,000

24 Forest Park Lodge is a stylish detached 2 bedroom holiday home, with excellent holiday let rental potential, constructed to a residential standard and built to full authority regulations.

The park itself is extremely quiet and surrounded by woodland giving a peaceful feel. The local village of High Bickington is just a short drive away with a village shop, post office, surgery, church, village inn and more. Barnstaple, North Devon's Regional Centre, 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 position of the lodge is also particularly attractive affording a high degree of privacy and taking advantage of the wonderful rural views towards Exmoor National Park. Owners also have the use of the on site swimming pool at an additional annual cost.

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 the 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 a North Devon village.

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12 Month Occupancy Detached Holiday Lodge Set Within Beautiful Woodland  
Ample Parking  
Far Reaching Views Across Open Countryside To Exmoor National Park  
Peaceful, Quiet Location Within A Secluded Woodland Setting  
Easy Access To Amenities, Local Pubs, Restaurants And Family Activities  
Leasehold - Remainder Of 999 Year Lease  
Excellent Holiday Let Potential  
Delightful Setting Affording A High Degree Of Privacy

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## Lodge Dimensions and Areas

### Double Door Entrance Into

### Living Room / Kitchen

21' 8" x 15' 9" (6.60m x 4.80m) A dual aspect room. Understairs storage cupboard, 2 radiators, laminate flooring. KITCHEN AREA - fitted with a range of units comprising inset stainless steel sink unit with cupboards under. A range of matching units with work surfaces over, matching wall cupboards, tiled splashbacks, integral oven and hob with cooker hood over, space and plumbing for washing machine and dishwasher, downlighting, Viessman boiler serving the domestic hot water and central heating system. Staircase to first floor.

### Bedroom Two

10' 6" x 9' 6" (3.20m x 2.90m) PVC double glazed window to front elevation. Radiator and carpet.

### Shower Room

7' 9" x 4' 4" (2.36m x 1.32m) Shower recess with glazed door and shower fitment, low level flush W/C, pedestal wash hand basin, tiled splashbacks, extractor fan, radiator, tiled floor.

### **First Floor Master Bedroom**

18' 10" x 14' 3" (5.74m x 4.34m) Feature PVC double glazed window giving panoramic rural views over the Taw Valley towards Exmoor. Fitted wardrobes, laminate flooring. Door to

### **En-Suite Bathroom**

8' 4" x 4' 8" (2.54m x 1.42m) PVC double glazed window to rear elevation. Panelled bath, pedestal wash hand basin, low level flush W/C, tiled splashbacks, extractor fan, radiator, tiled floor.

### **Outside**

The lodge benefits from a garden surrounding the property with a high degree of privacy and parking space.

### **SERVICES**

Services:

Ground Rent £1065.05 plus VAT pa. Service Charge £666.25 plus VAT pa. which includes rubbish collection, maintenance of paths, roads and grass etc.

LPG Gas, Electric and Water are billed every six months by the site management (metered).

The property has a 12 month holiday use occupancy.

Council Tax Band: A. Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

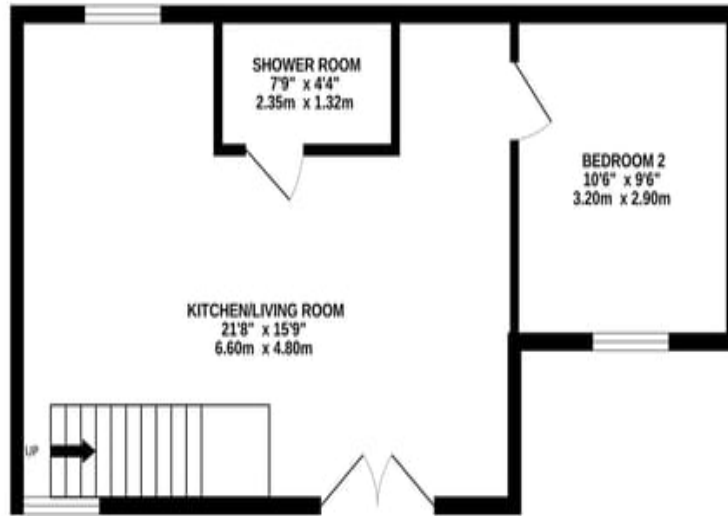
EPC Energy Rating: E.

### **DIRECTIONS**

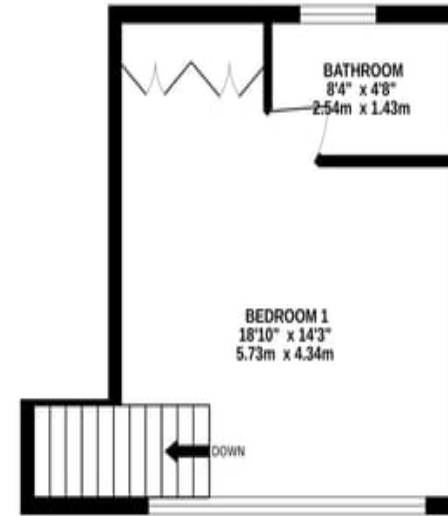
Travel from Barnstaple in a Southerly direction on the A377 towards Umberleigh. Travel through Umberleigh, taking the 4th turning on the right hand side, signposted Kingford. Continue up the hill and turn right, signposted Forest Park Lodges.

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GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(54-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</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	



