



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





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

### Guide Price £175,000

Number 50 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 mile 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 lodge is fully equipped, with modern fixtures and fittings, and with a range of built-in appliances. The position of the lodge is also particularly attractive, taking advantage of the wonderful rural views. 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  
Allocated Parking  
Available Fully Equipped (Less Owners Personal Affects)  
Peaceful, Quiet Location With Superb Rural Views  
Easy Access To Amenities, Local Pubs, Restaurants And Family Activities  
Leasehold - Remainder Of A 999 Year Lease  
Excellent Holiday Let Potential

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## Lodge Dimensions And Areas

### Double Door Entrance Into

### Kitchen / Diner

20' 8" x 13' 1" (6.30m x 3.99m)

### Bedroom One

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

### En-Suite Shower Room

6' 6" x 3' 11" (1.98m x 1.19m)

### Bedroom Two

10' 6" x 10' 1" (3.20m x 3.07m)

### Separate Bathroom

5' 8" x 5' 6" (1.73m x 1.68m)

### Stairs to

### Living Room

20' 8" x 14' 11" (6.30m x 4.55m) With access to Balcony.

### Outside

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

### Balcony

21' 11" x 7' 10" (6.68m x 2.39m)



## SERVICES

Ground Rent Per Annum. £1003.82.

Service Charge Per Annum. £627.94, 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.

Remainder of 999 year Lease.

Council Tax Band: A.

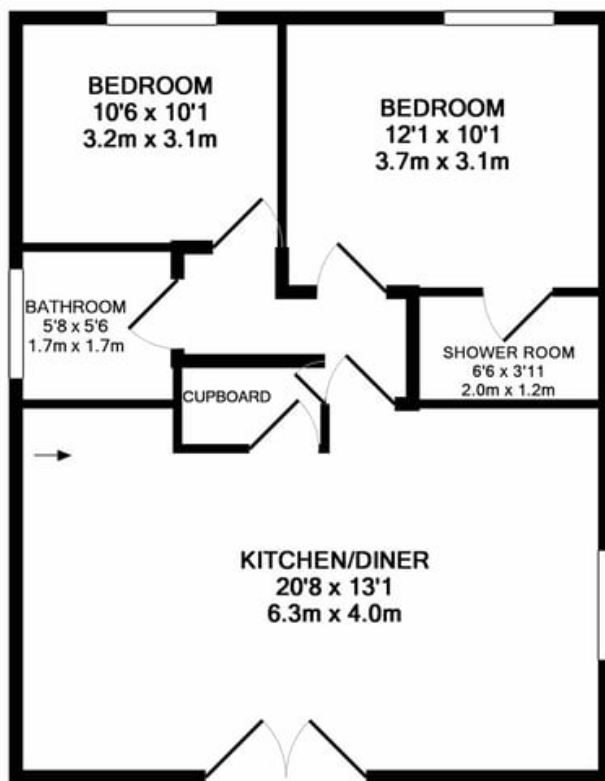
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: C.

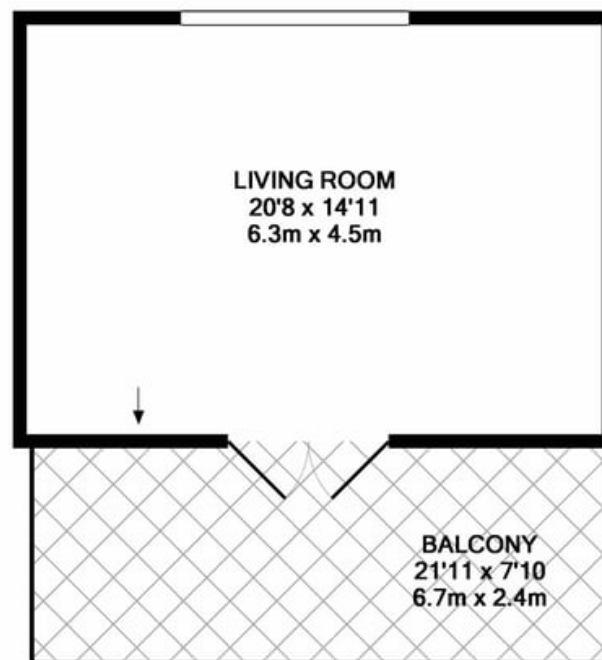
## DIRECTIONS

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  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</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		





