



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Situated in the ever popular Hartland Forest site a 2 Bedroom Holiday Cottage available with no on-going chain and early vacant possession

BLAK
PROPERTY

BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
Sales 01237 423888 **Lettings** 01237 471855
Email bideford@blakproperty.co.uk
Website www.blakproperty.co.uk



Rowan Cottage, 33 Hartland Forest, Bideford,
 Devon, EX39 5RA | Price£ 130,000

Offering most unusual accommodation briefly comprising 20 Lounge/Kitchen/Diner, Conservatory, Inner Lobby, Bedroom 1 and Shower Room. From an external stone Staircase there is a further Studio/ Bedroom and Cloakroom. Outside there is a good sized enclosed Garden and 2 Parking spaces.

The property itself is situated at the start of the complex giving it a more private rear aspect and is positioned on a large plot providing ample parking space. Whilst the park itself offers the peace and tranquility of the country side,offering a relaxing retreat, it also has its own fishing lake and golf course which we believe is due to reopen in 2026. With the choice of local coastlines such as Welcombe, Hartland and Clovelly and only a short distance from the Devon/ Cornwall border with the popular North Cornish town of Bude closeby.

Directions: From Bideford take the A39 towards Bude. After passing though Clovelly Cross you will come to the brow of a hill and turn left signposted for West Yagland. Follow this road for just over 1 ½ miles where you will come to a sharp right hand bend with a minor junction where Gorvin Farm is on your left. Take the left fork signposted Woolsery, the entrance to the site is clearly named, continue on the Entrance drive passing the car Park area then bear left and No 33 will be seen on the right. What3words tasks.area.nurse

Lounge/Kitchen/Diner 20'1" (6.12m) x 12'0" (3.66m): Kitchen Area wth range of `Beech effect` base and wall cupboards, plumbing for washing machine, integrated oven hob and filter, part tiled floor, UPVC double glazed windows, night storage heater, Woodburning stove

Conservatory 12'8" (3.86m) x 9'7" (2.92m): Tiled floor,

Lobby: Tiled floor, half Glazed UPVC door off

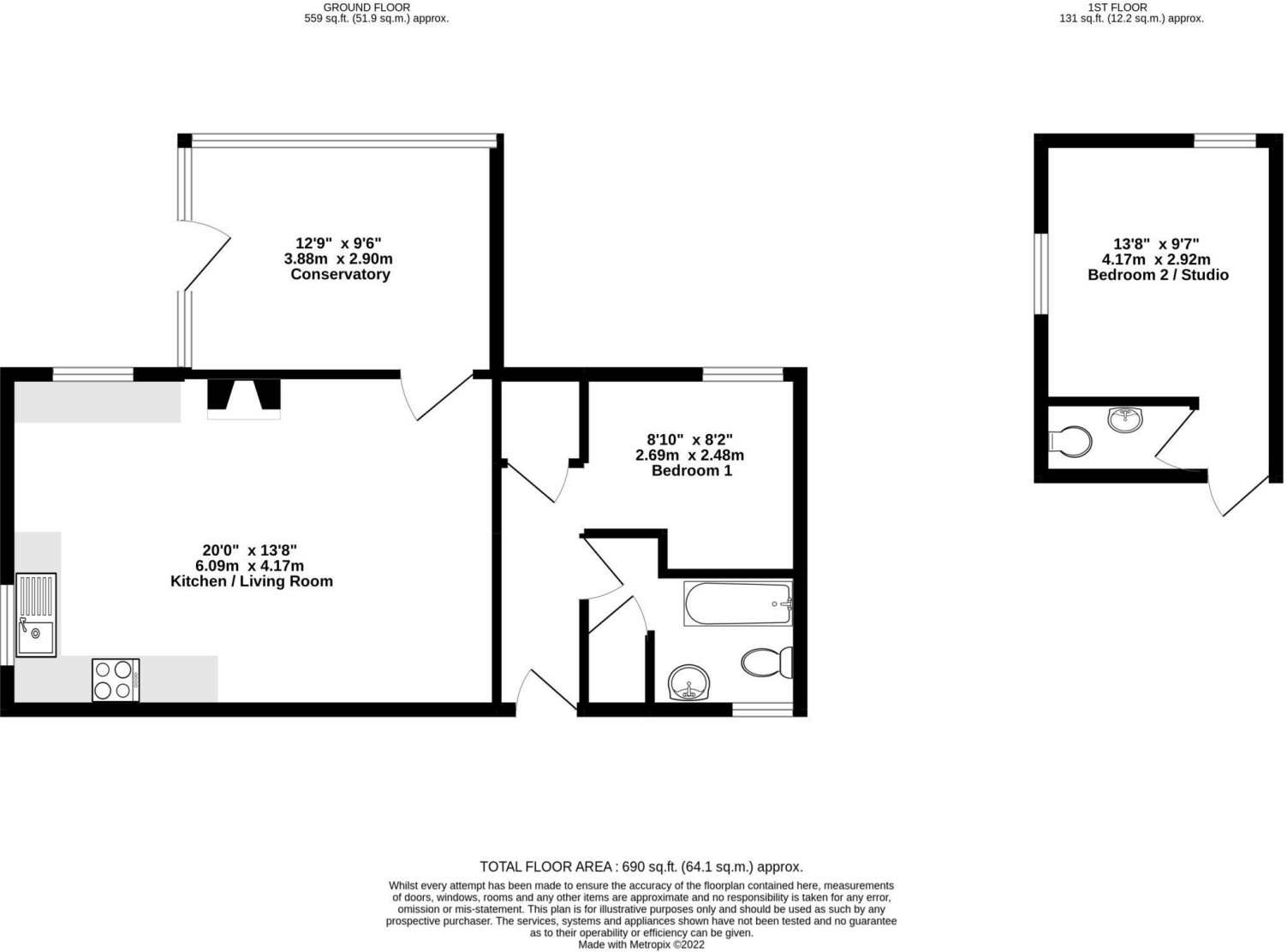
Shower Room 9'1" (2.77m) x 5'1" (1.55m): Fitted with a three piece suite comprising, Shower Cubicle with T80i electric shower, vanity wash hand basin and close coupled WC, heated towel rail, tiled floor, extractor.

Bedroom 1 8'11" (2.72m) x 8'1" (2.46m): Night storage heater, UPVC double glazed window.

Bedroom 2/Studio 15'3" (4.65m) x 9'8" (2.95m): Approached by an external stone staircase.Night Storage heater, UPVC double glazed window

Cloakroom: Low level WC and wash hand basin, wall mounted water heater, extractor.

Outside: There are 2 parking spaces . Enclosed good sized lawned garden



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