

STAGS

Bulworthy Forest
Lodges

Bulworthy Forest

Webbery, Bideford, EX39 4PU

Bideford 3.5 miles Westward Ho! 6 miles Barnstaple 8 miles

- Profitable holiday business
- Peaceful wooded valley
- 4 bed owners house
- 15 detached holiday lodges
- 19.73 acres with four lakes
- Additional 7.3 acres available

Guide price £1,850,000

Location

Bulworthy Forest Lodges is situated in An area of Outstanding Natural Beauty within a wooded valley. The area offers a range of woodland and country walks and the Tarka Trail provides a largely level cycling and walking route with lovely estuary views.

The North Devon coastline is not far away and the long sandy beaches of Instow, Putsborough, Saunton and Woolacombe with their fantastic surfing opportunities are readily accessible. The ancient port of Bideford, with its working quays and heritage museum is also close by.

Golfers have a number of excellent courses within easy reach, including the Royal North Devon Golf Club at Westward Ho! and Saunton Sands.

The gardens at RHS Rosemoor, Marwood and Tapley Park are all within easy driving distance.

The Business

Bulworthy Forest Lodges is an established and profitable business. The current owners choose to use a national letting agent to carry out all the marketing and bookings on their behalf. There are 15 lodges as well as the substantial owner's house. Further information from the agents.

Bulworthy Forest House

The driveway has been recently re-surfaced and leads up to the properties. Bulworthy Forest House is the first property you come to and is the owner's accommodation. Of traditional construction it has been clad with wood to fit in with the lodges. On the ground floor there is a cloakroom, sitting room with open fireplace, dining room, kitchen, utility room and study.

On the first floor are four bedrooms. Bedroom 1 has an ensuite shower room and there is also a family bathroom. The bedrooms have views over the lake or woodland.

Outside there is a double garage with parking on the drive. In the rear garden is a patio area overlooking the valley and lake. There is also a side garden.



A profitable holiday lodge business in a wooded valley setting with 15 lodges, lakes and 19 acres.





The Lodges

All the lodges have their own verandahs or balconies with outdoor seating areas. They are set apart from each other to enjoy a degree of privacy and views over the woodland and lakes.

The lodges are well equipped with double glazing and oil-fired central heating. There are 5 different lodge designs:

Woodpecker (sleeps 2)

"Finnish" detached two storey lodge with open plan sitting room/dining room/kitchen. Bathroom. Bedroom with balcony on first floor. Verandah with swing seat.

Kingfisher (sleeps 6)

Two storey "Finnish" detached log cabin with open plan sitting room/dining room and kitchen area. Two bedrooms and a bathroom. Bedroom with balcony on first floor. Verandah with hot tub.

Acorn, Sycamore, Rosebay, The Hideaway, Fisher's Wood, Hunter's Lodge, Otter's Holt (each sleep 4)

These 7 lodges are single storey with an open plan sitting room/dining room and kitchen area. Two bedrooms and a bathroom with Whirlpool bath. Verandah with woodland views and hot tub.

Foxglove & Honeysuckle (each sleep 6)

These two lodges are single storey with open plan sitting room/dining room/kitchen. Three bedrooms (master en-suite shower room) and bathroom. Foxglove has a verandah and a hot tub. Honeysuckle has an indoor sauna accessed from the bathroom.

Oakapple, The Larches, Chestnut, Bluebell (each sleep 6)

These 4 lodges are single storey with open plan kitchen/diner and separate sitting room. Three bedrooms (master en-suite shower room) and bathroom.

The Larches and Oakapple have outside hot tubs. Chestnut and Bluebell have hot tubs within gazebos.

The Land

The lodge complex is set in 19.73 acres of woodland plus there are four lakes which are stocked with coarse fish.

Services

Mains water and private water supply (borehole). Mains electricity. Bulworthy Forest House has oil central heating.

Local Authority

Torrige District Council, Riverbank House, Bideford, Devon, EX39 2QG
01237 428700 www.torrige.gov.uk

Directions

From J27 of the M5 take the A361 to Barnstaple. At Barnstaple take the A39 signed Bideford/Bude. At Roundswell roundabout turn left towards Torrington on the B3232. Follow the road through Newton Tracey to Alverdiscott. Turn right immediately on entering the village of Alverdiscott (signed to Bideford). Follow the road through the hamlet of Stoney Cross to the next crossroads being Webbery Cross (easily missed).

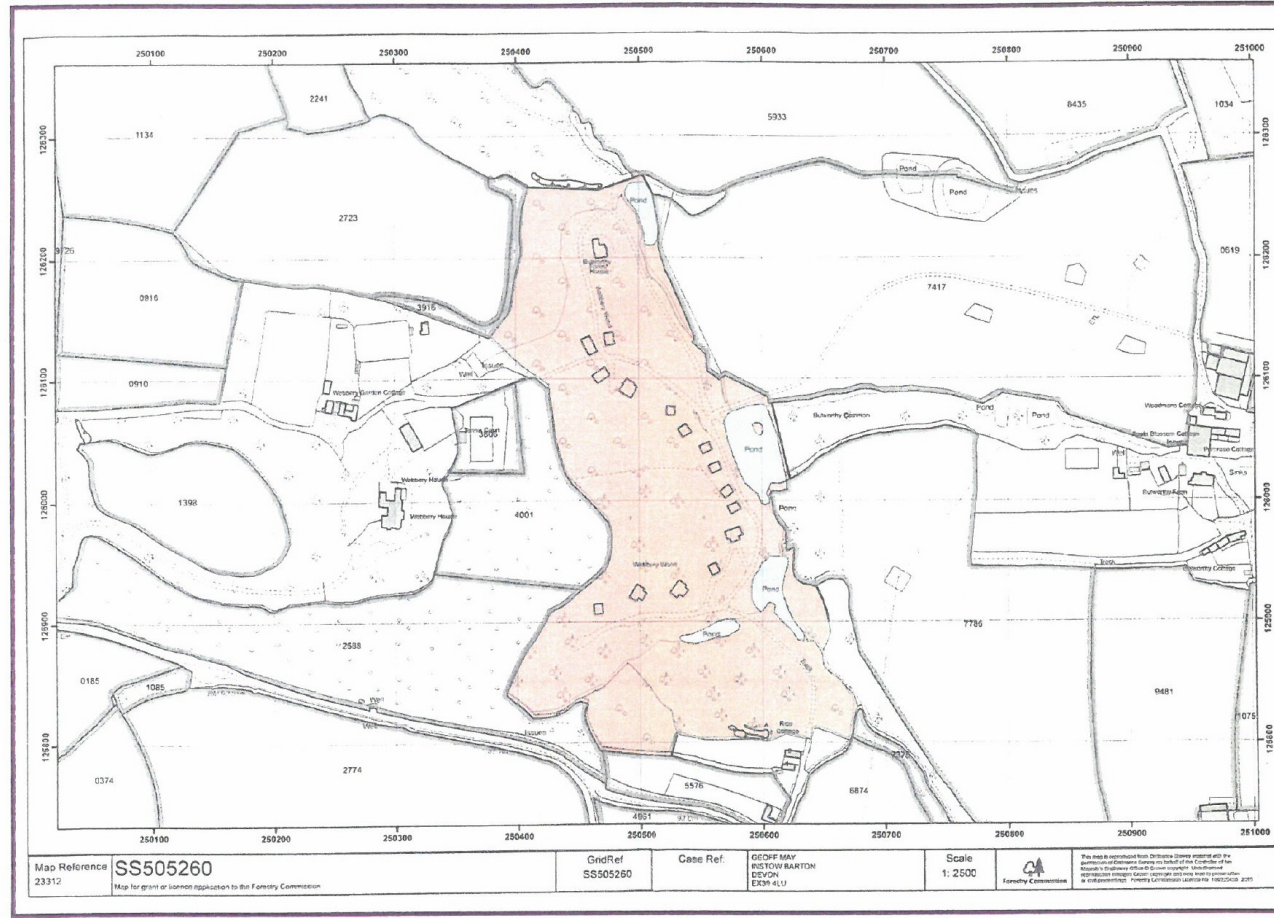
Turn right towards Horwood. Follow the road down the hill for ¾ mile and the entrance to Bulworthy Forest Lodges is on your right (clearly signed). Follow the drive up to the property.

Please follow these directions and don't use Sat Nav as it will not direct you to the right property.

Viewing

Strictly by appointment through Stags Holiday Complexes department on 01392 286900.





These particulars are a guide only and should not be relied upon for any purpose.



Stags
 21 Southernhay West, Exeter, Devon, EX1 1PR
 Tel: 01392 286900
 holidaycomplexes@stags.co.uk

