

# For Sale



## Tingdene Mackworth lodge – Holiday or Residential use



2002 Tingdene Mackworth Lodge 36' x 20' with views across and down the valley from the lounge and veranda.

L shaped lounge dining room, fitted kitchen, 2 double bedrooms, one with en suite Inc. corner bath, shower room. LPG central heating.

The Lodge has an open plan lounge, diner and kitchen giving a warm cosy feel. To maximise on the views there are French doors in the lounge opening out on to the covered veranda. The lounge has wood surround focal fireplace, and all windows and external doors are leaded.

The kitchen is fully fitted and includes an electric oven and hob with extractor hood, and built in dishwasher and free standing fridge freezer. There are 2 double bedrooms, one benefitting an en suite with corner bath, there is also a separate shower room with wash basin and WC.

The lodge is set in open plan grounds with planted shrubs and grass areas, maintained by the park, and so there is no garden to maintain and worry about when you escape to your lodge or when living in.

Berrynarbor Park is located on the outskirts of Berrynarbor village, which has won both Britain in Bloom, and Best Kept Village awards, it is in an area of Outstanding Natural Beauty and on a Heritage Coastline. The park is terraced in to the Devon hillside, is spacious, peaceful and tranquil, and about a 10-minute walk from the village. The village has a shop and Post Office, Church, tearoom, Pub, and bus service.

Berrynarbor is about 2 miles from Combe Martin, 4 miles from Ilfracombe and 10 miles from the regional centre of Barnstaple. There is parking for 2 cars.

**Price £124,950 or near offer.**

**Holiday use** - will be sold with the benefit of the residual of a 99 year Licence Agreement. The Lodge can be used 12 months of the year for holiday use; it cannot be sublet. Annual site fees for year commencing 1<sup>st</sup> April 2011 are £2120 plus VAT, Rates contribution is £425.

**Residential use** – Will be sold with a Written Statement under the Mobile Homes Act 1983, site fees for 2011 are £144.70 per month which includes maintenance of the grounds around, council tax band A. Water and electric are metered, gas supplied in 47kg bottles.

*Please contact the park owners, Paul and Teresa Crockett, for further details.*

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