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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









3 The Meadows , South Brent, TQ10 9EX

Offers in the region of £120,000

SITUATED WITHIN A SHORT DRIVE OF THE MOST SOUGHT AFTER COASTAL MARKET TOWN OF "TOTNES" and surrounded and cushioned by the most glorious Dartmoor National Park can be found this luxuriously appointed highly constructed state of the art spacious detached luxury lodge. The Sarah Dunn & Co holiday & lodge department are delighted to have been instructed to market this property on behalf of the private owner. A wonderful opportunity to acquire this stunningly located holiday home situated on this private little known site in the most desired area known as "Webland Farm" which blends into and is cushioned by acres of areas of Devon's area of outstanding beauty. The photographs reflect the property exactly as it is and the incredible intake of the location and views are exactly as they are in real time.

GENERAL DESCRIPTION

£120,000 ** NEW TO MARKET ** £120,000 *** SITUATED WITHIN A SHORT DRIVE OF THE MOST SOUGHT AFTER COASTAL MARKET TOWN OF "TOTNES" and surrounded and cushioned by the most glorious Dartmoor National Park can be found this luxuriously appointed highly constructed state of the art spacious detached luxury lodge. The Sarah Dunn & Co holiday & lodge department are delighted to have been instructed to market this property on behalf of the private owner. A wonderful opportunity to acquire this stunningly located holiday home situated on this private little known site in the most desired area known as “Webland Farm” which blends into and is cushioned by acres of areas of Devon’s area of outstanding beauty. Site fees £5183.34 per annum. ** Please contact us directly on 01395 720022 as the site can only be accessed via strict appointment ** NO CHAIN ** SOLD AS SEEN FULLY FURNISHED WITH A FULL INVENTORY UPON REQUEST ** 12 MONTH SEASON **** HOLIDAY LETS PERMITTED ** ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK **

WEBLAND FARM





If you are looking for a South Devon luxurious holiday lodge/second home as a peaceful and prestigious peaceful country retreat then Webland will meet all your needs. Webland Farm is a quiet well planned park with beautiful grounds and delightful views across Dartmoor cuddled and surrounded by acres of South Devon countryside of outstanding beauty. The peaceful environment Webland creates a sense of well being and relaxation. It attracts holiday home owners who appreciate the peace and quiet above everything else. Webland is designed and created as a peaceful relaxing holiday "Bolt - hole "the park does not support holiday lets and no subletting this means there are far fewer people making the trip down the country lane to the park. It is a place to relax and unwind. From the moment you leave the A38 and turn into Webland Lane, you know you have arrived in the middle of the South Hams countryside. Surrounded by two areas of natural beauty, South Devon and Dartmoor National Park, the park is at the centre of one of the most attractive regions in the country. Webland is ideal for both the short term get away from it all " weekend break" and for the more extended holiday home/second home for more extended stays. It is also a great holiday park to come throughout the year to enjoy the changing seasons. You can use your holiday home at any time as the Park is always open. The Park is four paws friendly !

GENERAL LOCATION CLOSE TO TOTNES





This beautiful Park enjoys ease of access to the most popular affluent Market Town of "Totnes". Totnes is a tourist hotspot and a civil parish at the head of the estuary of the River Dart in Devon, England, within the South Devon Area of Outstanding Natural Beauty. The coast is 15 miles away, and Dartmoor National Park provides beautiful views on the park. There is a splendid array of charming market Towns to explore including Ashburton, Kingsbridge other features include riverboat cruises, steam railways, fishing, golf and National Trust properties. Bigbury is close by and is very popular with holiday home owners at Webland Farm and well known for its sandy beach, coastal walks and picturesque golf course. Other attractive coastal towns include Salcombe, Dartmouth and Brixham.

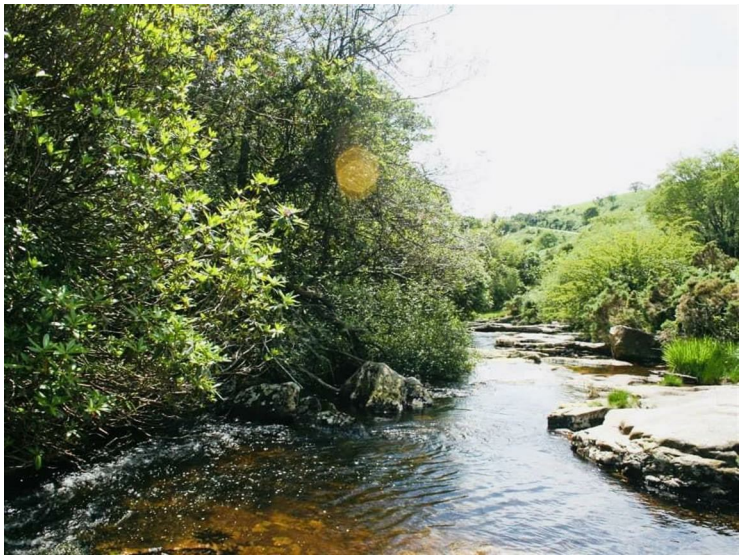
LICENSE AGREEMENT





This lodge has what is known legally as a "LICENSE AGREEMENT" which extends too 2095. This property is not Leasehold. SUB LETTING FOR HOLIDAY RENTALS IS PERMITTED THROUGHOUT THE 12 MONTH SEASON ** SITE FEES ARE £ 5364.76

LOCATION

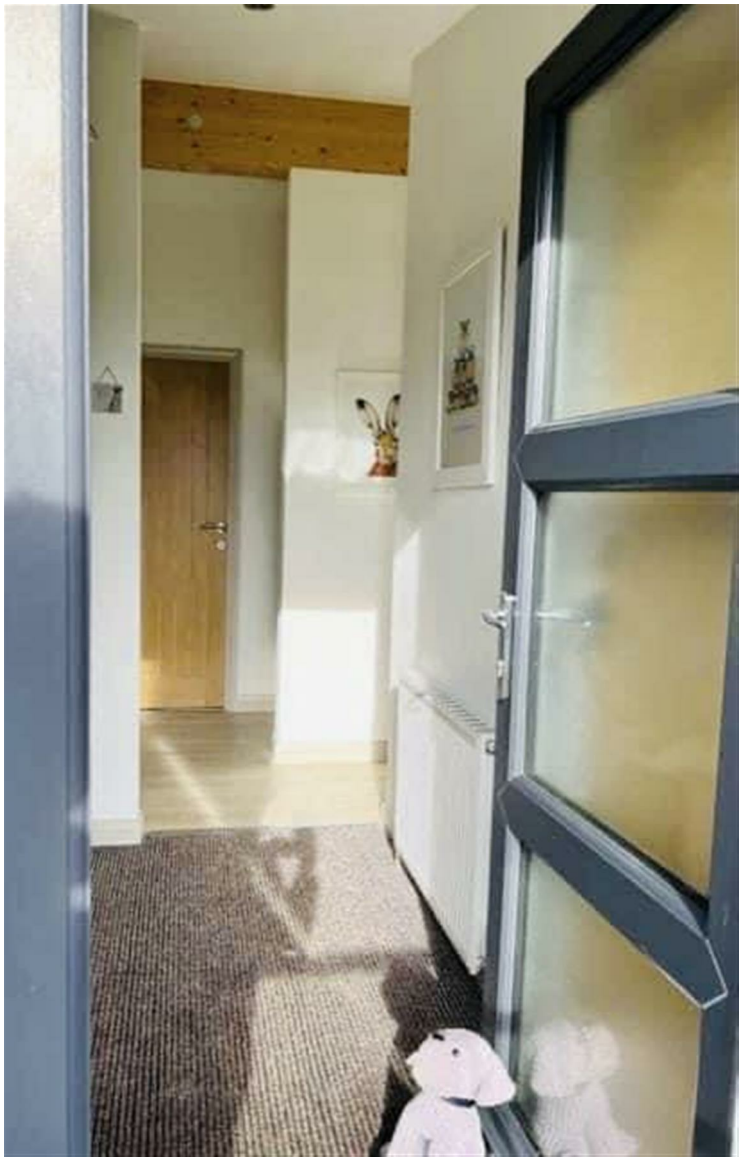


LODGE SPECIFICATION



This luxuriously appointed 40ft x 22ft " Timber Venture " detached lodge was constructed from brand by the reputable www.timberventure.co.uk an established local company in Newton Abbott specialising in bespoke modular lodges and spaces. This lodge enjoys a particular high specification and suitable for those seeking prestigious luxury home from home accommodation. The specifications in brief include:- * PITCHED ROOF DESIGN WITH FRONT OVERHANG * CANEXEL EXTERIOR CLADDING * TWO DOUBLE BEDROOMS MASTER BEDROOM SUITE WITH EN SUITE SHOWER ROOM * 1200 FULL LENGTH SHOWER CUBICLE * LUXURY SOFT FURNISHING * OAK INTERNAL DOORS * FEATURE MDF WALLS * OPEN PLAN LIVING AREA * FULLY EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES * UPVC GUTTERING & DOWNPIPES * A- RATED DOUBLE GLAZED UNITS * KITCHEN/BREAKFAST BAR ISLAND WITH STOOLS * WALL HUNG TV WITH CABINET BELOW * EXPOSED BEAM THROUGHOUT THE LODGE * BEDROOM STORAGE BOX * DOUBLE HEADED SHOWER * HARD FLOORING THROUGHOUT THE LIVING AREA * VELUX ROOF WINDOWS * MODERN STYLISH INTERIOR * GLASS FRONTED VERANDA *

RECEPTION HALL



LOUNGE WITH STUNNING VIEWS





LOUNGE



LOUNGE



LOUNGE



HIGH QUALITY FITTED KITCHEN



HIGH QUALITY FITTED KITCHEN/BREAKFAST ROOM



HIGH QUALITY FITTED KITCHEN/BREAKFAST ROOM





MASTER BEDROOM WITH EN SUITE



MASTER BEDROOM





EN SUITE SHOWER ROOM



BEDROOM 2

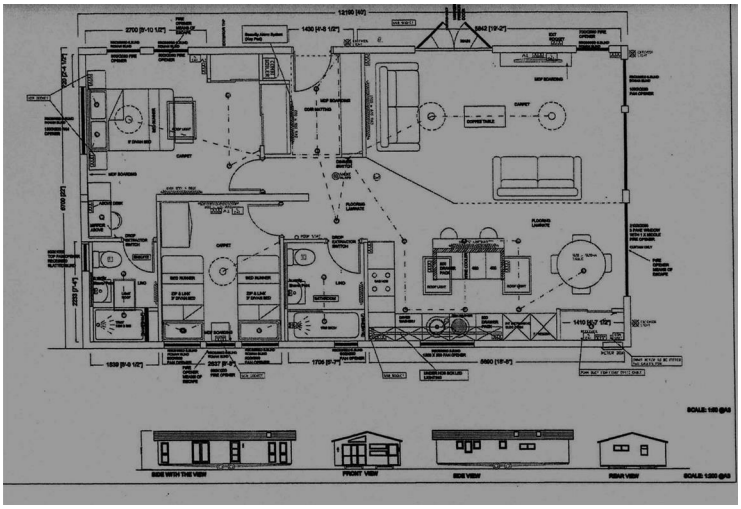


MASTER BATHROOM

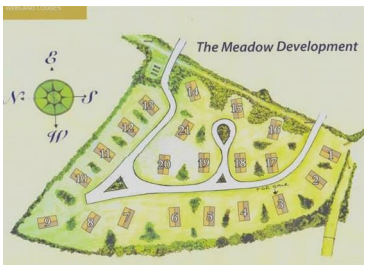


ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK 01395 720022

FLOORPLAN



GOOD SIZE OVERSIZED PLOT





OUTSIDE

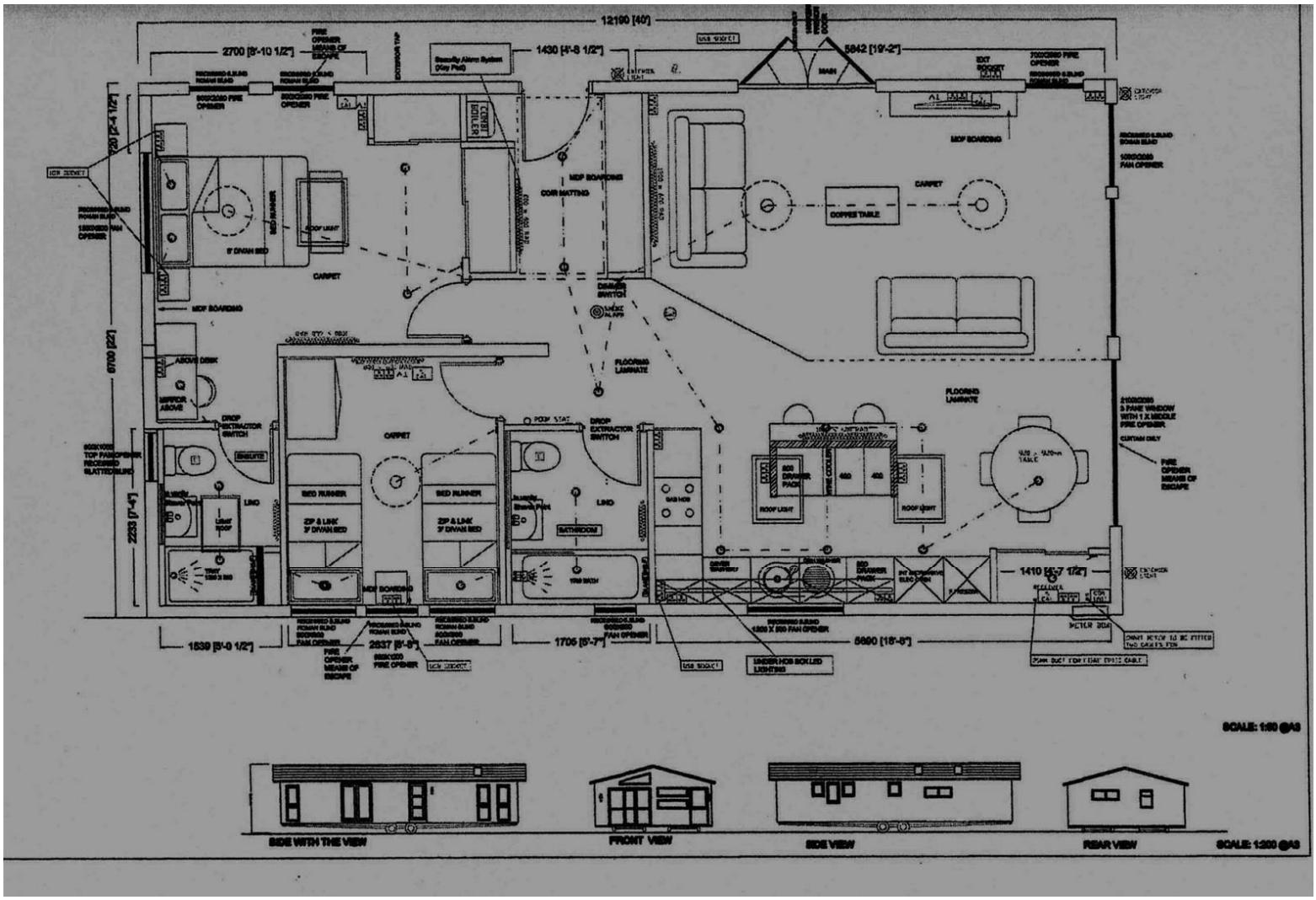


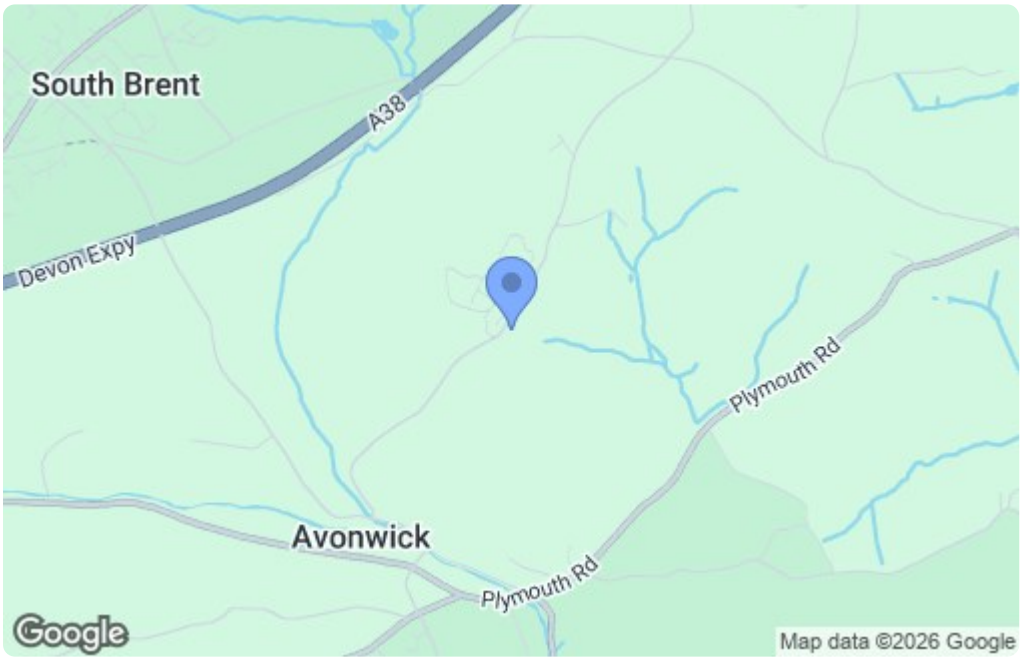


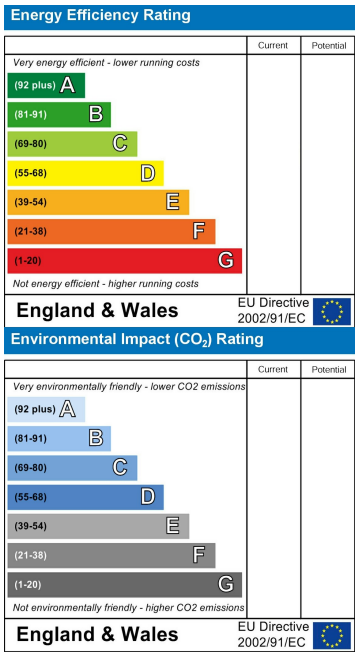




ACCOMPANIED VIEWINGS







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