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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









T4 Webland Farm, Avonwick, TQ10 9EX

Offers in the region of £84,950

** £84,950 ** NEW MARKETING NOW £84,950 ** A STUNNING BESPOKE LUXURY "TIMBERVENTURE" detached lodge situated within this glorious park KNOWN AS WEBLAND FARM WITH STUNNING VIEWS OVER AND cushioned by the Dartmoor National Park ** SUB LETTING PERMITTED ** EXTENSIVE FITRITE VERANDA " BEAUTIFULLY APPOINTED ** SOLD AS SEEN FULLY FURNISHED AND EQUIPPED ** 25 MINUTE DRIVE FROM CORNWALL ** FOUR PAWS FRIENDLY ** 12 MONTH HOLIDAY SEASON ** PERFECT SECOND HOME ** LOW SITE FEE'S £5364.76 ** ** OFFERS IN THE REGION OF £84,950 ** ACCOMPANIED VIEWINGS ALWAYS AVAILABLE SEVEN DAYS A WEEK **

GENERAL DESCRIPTION



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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 built to BS. 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. ** Please contact us on 01395 720022 TO BOOK YOUR ACCOMPANIED VIEWING ** NO CHAIN ** SOLD AS SEEN FULLY FURNISHED WITH A FULL INVENTORY UPON REQUEST ** 12 MONTH SEASON **** WWW.ZOOPLA.CO.UK WWW WWW.PRIMELOCATION.COM WWW.SARAH-DUNN.CO.UK FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET NEXT DOOR TO TESCO'S EXPRESS **

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 DEVON/CORNWALL BORDER



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





Situated in within open countryside and surrounded by the Dartmoor national park on the Devon/Cornwall border within a short distance of beautiful beaches and areas of outstanding beauty.

LODGE SPECIFICATION

Built to BS this " 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 * * 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 * * 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 *

CORNER PLOT WITH DRIVEWAY





LOVELY VIEWS



LOUNGE



LOUNGE



LOUNGE





LOUNGE









KITCHEN/DINING ROOM





KITCHEN/DINING ROOM





KITCHEN/DINING ROOM



KITCHEN/DINING ROOM





BEDROOM WITH WALK IN WARDROBE



BEDROOM





BEDROOM



BEDROOM

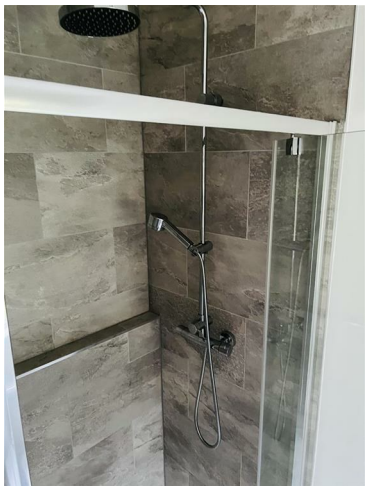


BEDROOM



BATHROOM





BATHROOM





GOOD SIZE BATHROOM



BATHROOM

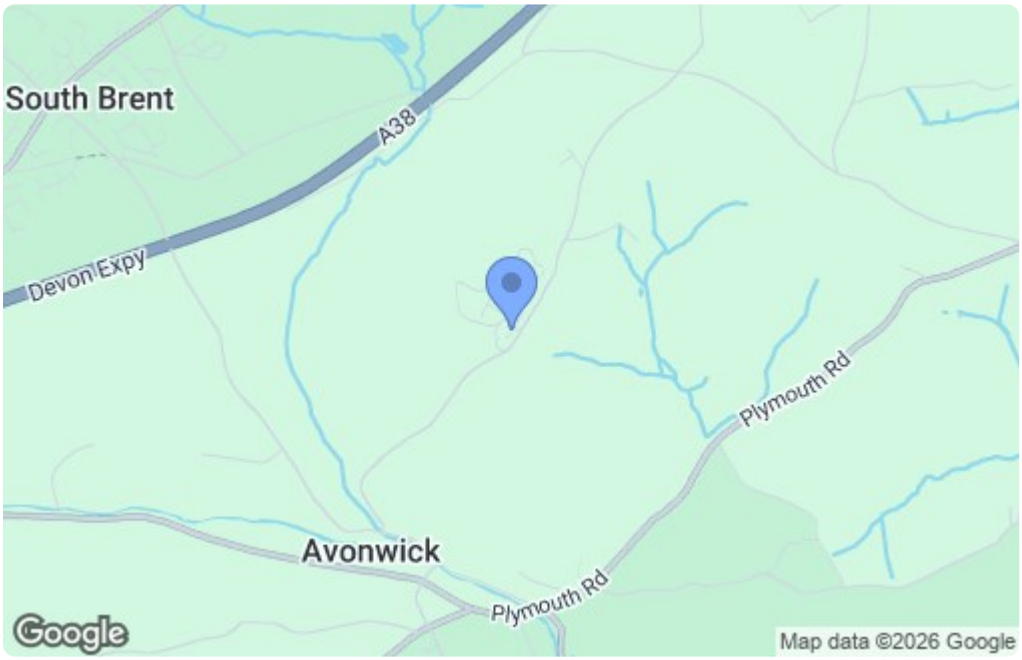


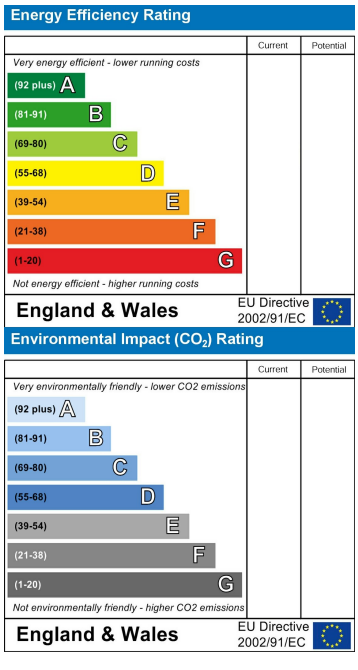
VERANDA



VERANDA







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