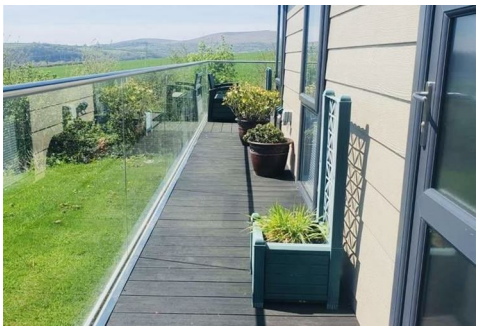
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6 The Meadows, Avonwick, TQ10 9EX

Offers in the region of £120,000

A 2020 LUXURY BESPOKE "TIMBERVENTURE" 40' x 22' detached lodge situated within this glorious park cushioned by the Dartmoor National Park ** EXTENSIVE FITRITE VERANDA " BEAUTIFULLY APPOINTED ** SOLD AS SEEN ** 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 £159,950 ** ACCOMPANIED VIEWINGS ALWAYS AVAILABLE SEVEN DAYS A WEEK ** LONG LICENSE UNTIL 2106 ** 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.

GENERAL DESCRIPTION



NEW TO THE MARKET WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT THIS AFTERNOON ** A 2020 LUXURY BESPOKE "TIMBERVENTURE" 40' x 22' detached lodge situated within this glorious park cushioned by the Dartmoor National Park ** EXTENSIVE FITRITE VERANDA " BEAUTIFULLY APPOINTED ** SOLD AS SEEN ** 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 £159,950 ** ACCOMPANIED VIEWINGS ALWAYS AVAILABLE SEVEN DAYS A WEEK ** LONG LICENSE UNTIL 2106 **

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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. 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

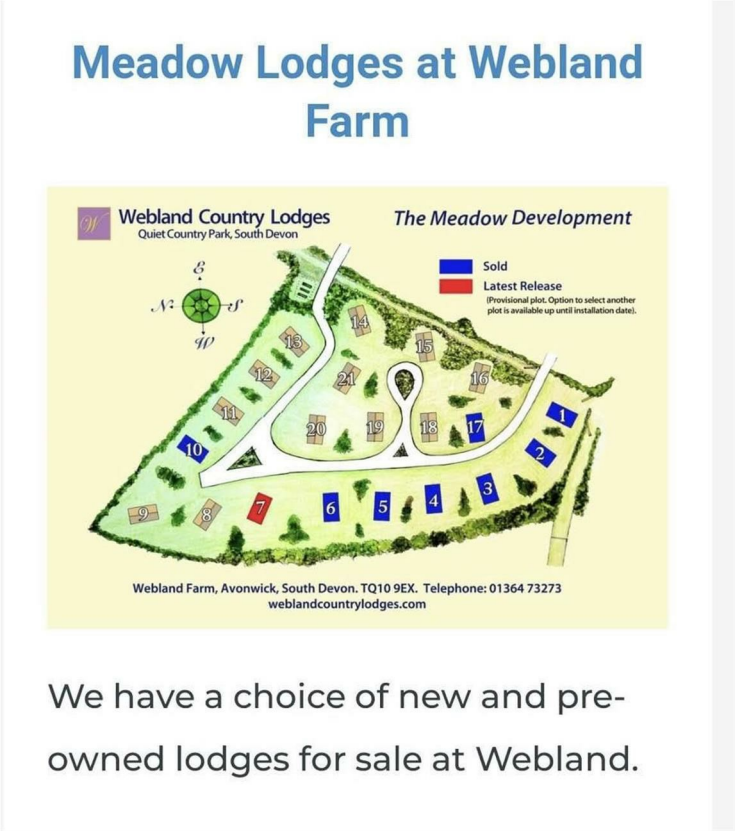
miles away, and Dartmoor National Park provides beautiful views on the park. There is a splendid array of charming market Towns to explore including Ashburton, Kingsbridge other features include riverboat cruises, steam railways, fishing, golf and National Trust properties. Bigbury is close by and is 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 2106. This property is not Leasehold. 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

This luxuriously appointed 40ft x 22ft built to BS " 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

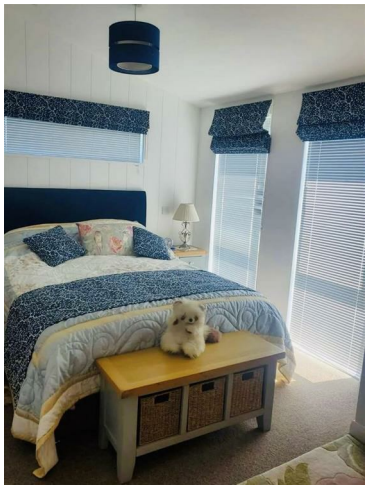


KITCHEN





MASTER BEDROOM WITH EN SUITE





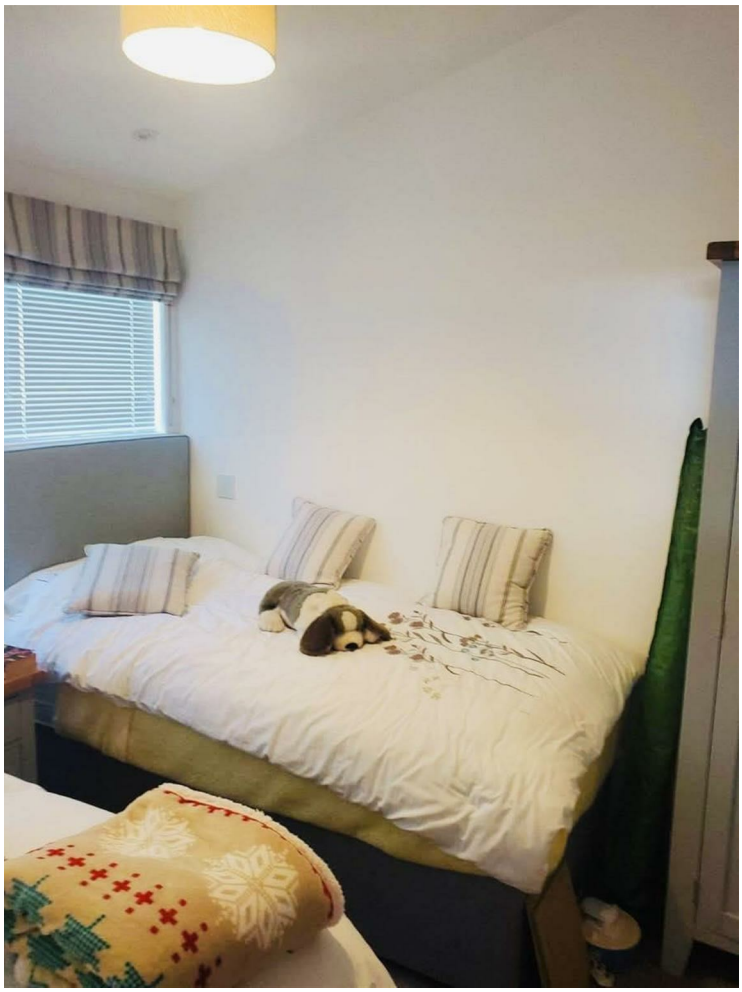
DINING AREA



MASTER BEDROOM



BEDROOM 2

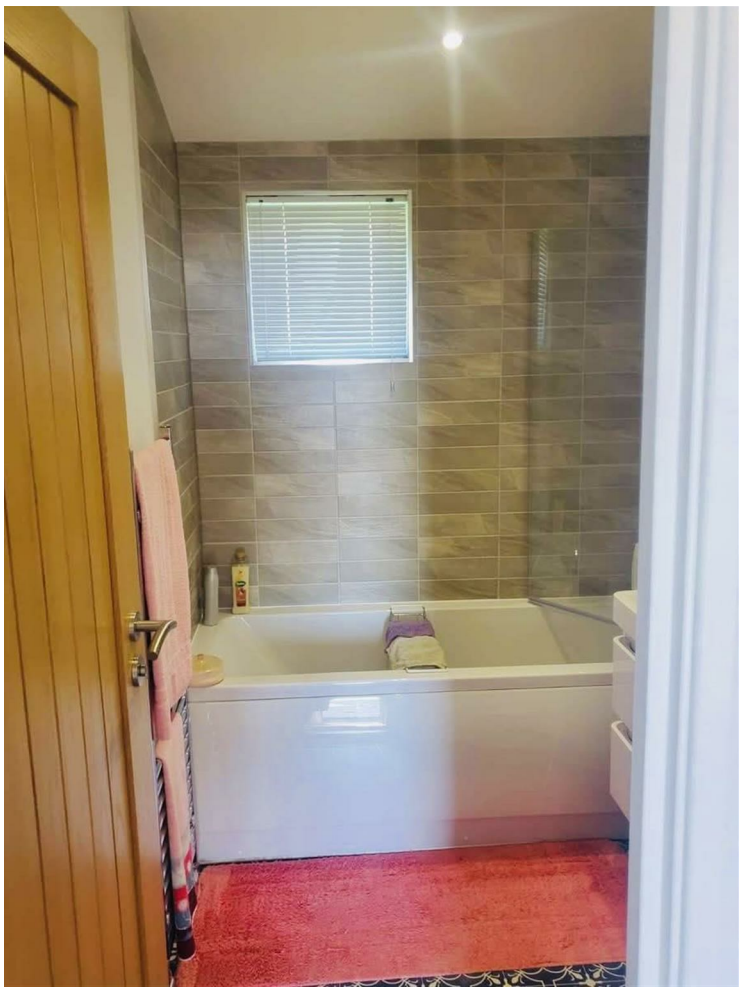


BEDROOM 2

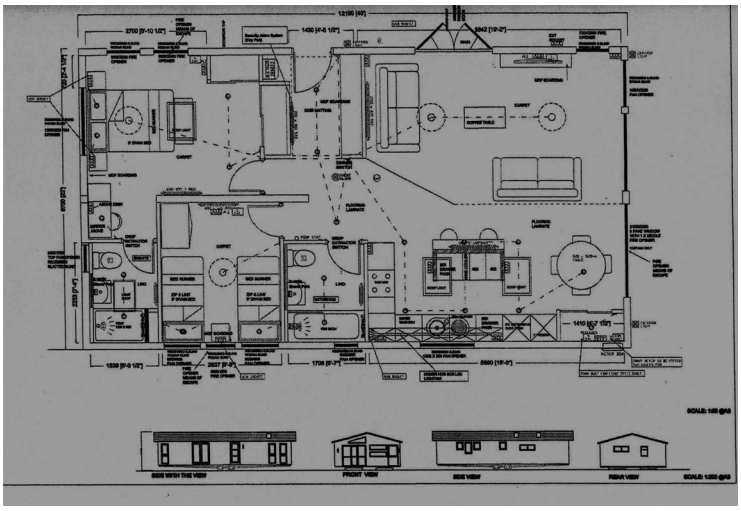




FAMILY SHOWER ROOM



FLOORPLAN/SPECIFICATION



OUTSIDE





OUTSIDE



OUTSIDE

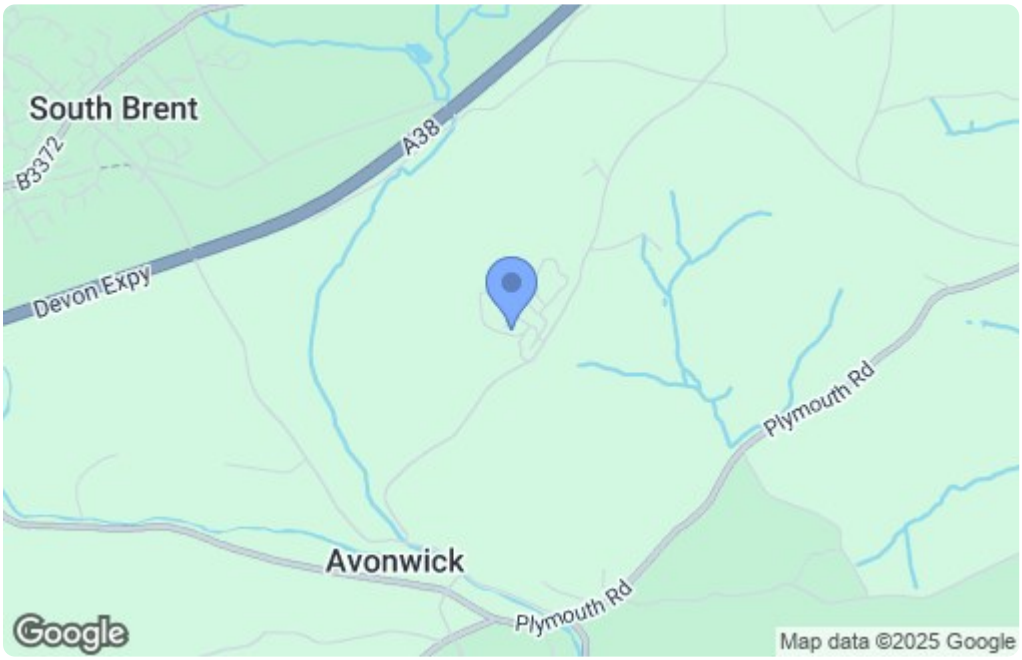


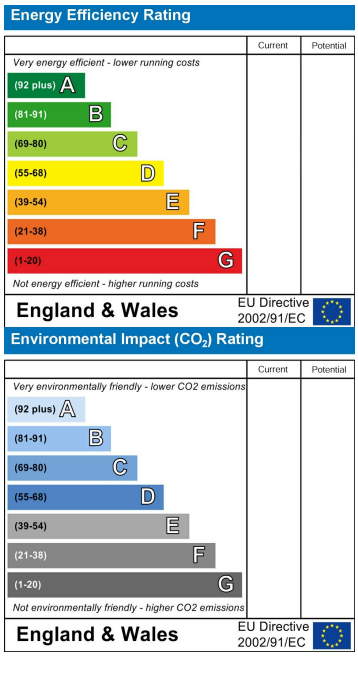


OUTSIDE









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