



HIGHAMPTON
£180,000

Brand New 2 Bed Coarse Fishery Lodge

 2 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: N/A


MILLER
TOWN & COUNTRY



- » High Spec 40' x 20' 2 Bed Holiday Lodge
- » Brand New Unit
- » Vaulted Ceilings & Extensive Glazing
- » Large Timber Deck
- » Stunning 4 Lake Coarse Fishery
- » Carp, Tench, Roach, Rudd, Bream & Perch
- » 5 Additional Units Available

The Property

This 40' x 20' 2 bedroom / 2 bathroom Mulberry Nordic Lodge is brand new and ready for immediate occupation - plenty of time to enjoy Legge Farm Coarse Fishery in the warm weather! This lodge has vaulted ceilings and extensive glazing, which provide a sense of space and light, and the fit and finish is superb. The fully fitted kitchen includes cooker, dishwasher and washing machine, and the price includes a full furniture package that is already in situ. The lodge is located on a quiet and picturesque corner plot with views over fishing lakes and the surrounding countryside. Glazed french doors lead on to the timber deck, which wraps around two sides, providing a peaceful place to enjoy the rural setting. The unit includes the remainder of the MPLH 2 year warranty and 10 year Platinum Shield Structural Warranty, so the new owner can enjoy it worry-free!



In addition to this unit, there are 5 additional plots available, which the owner will fit out with an equivalent lodge if desired. These additional lodges will range from £145,000 to £170,000.

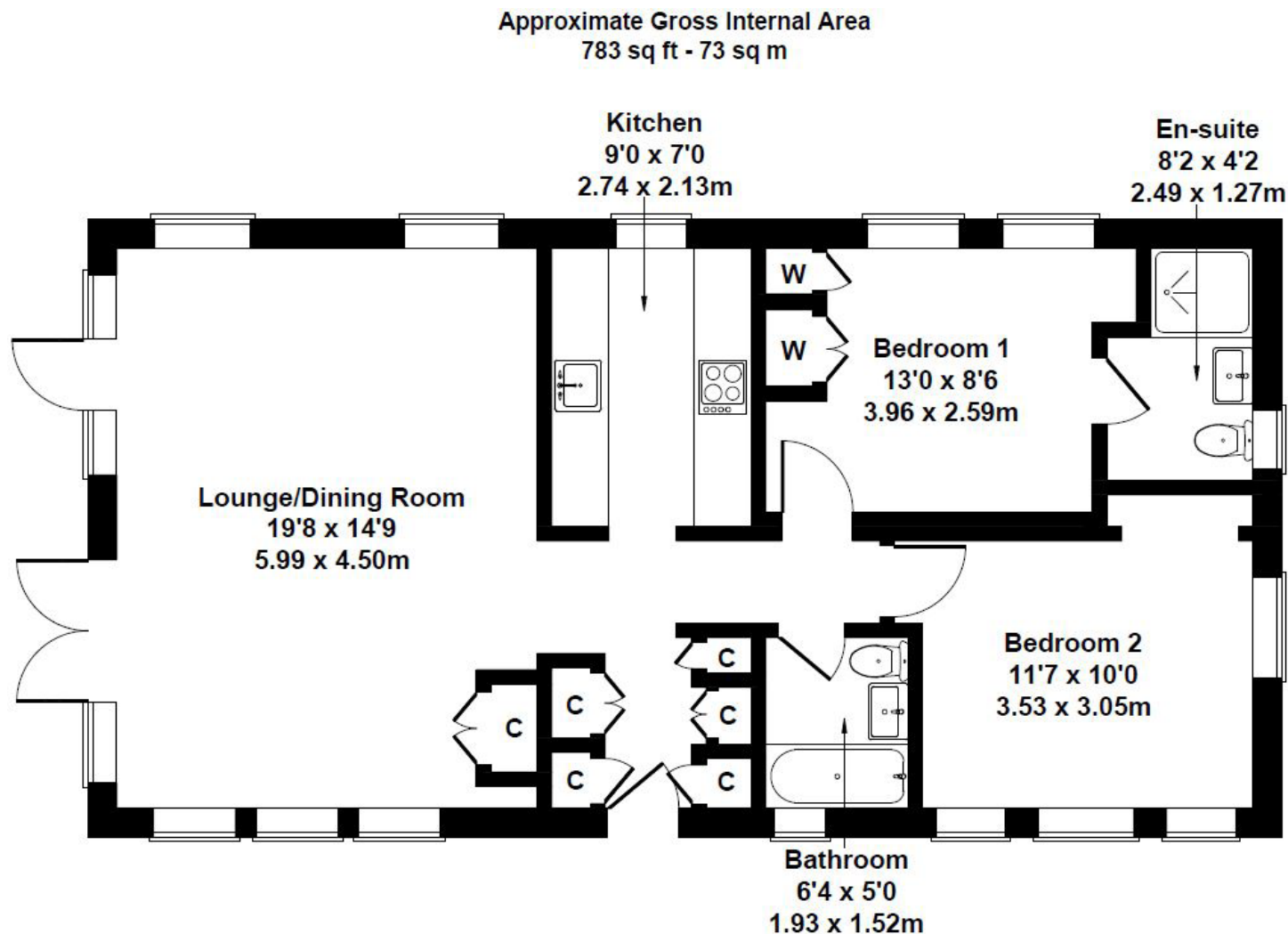
Agents Note: Some small decorative items are not included in the sale. The site is for holiday use only but can be used year round.

Services: Mains electricity and water. Electric heating, Shared private drainage.

Council Tax Band: N/A

Tenure: Leasehold (99 years remaining)

Service Charge: £3,950/year/service



Not to Scale. Produced by The Plan Portal 2024
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Location

Highampton is a small village in the heart of West Devon, and there is a boutique gin distillery, public house, primary school and pre school. Just a few miles away is the small town of Hatherleigh, which has a wider range of amenities, including a Coop, two public houses, doctors surgery, veterinarian, primary school and active community centre. The beaches of the North Cornish coast can be reached in as little as 30 minutes, and the wilds of Dartmoor can be reached in 20 minutes.

Ground Floor

Lounge/Dining 19'8" x 14'9"

Kitchen 9'0" x 7'0"

Bedroom 1 13'0" x 8'6"

En-Suite 8'2" x 4'2"

Bedroom 2 11'7" x 10'0"

Bathroom 5'0" x 6'4"

The Coarse Fishery

This lodge is within an approximately 10 acre pleasure coarse fishery, which comprises 4 fishing lakes and beautiful woodland walks that are open to owners of the lodges. With space for only 14 lodges, the site offers plenty of privacy for lodge owners and retains its rural identity. The lakes are stocked with carp (up to 28 lb!), tench, roach, rudd, bream and perch, and there is enough shoreline for fisherman to spread out and have their own space for the day. If a day of fishing in the peaceful Devon countryside is your idea of a holiday, this site is not to be missed.



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VIEWING:

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These particulars are believed to be correct
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