

Webland Country Lodges
MEADOW SHOW LODGE





A delightful and spacious holiday home

MEADOW LODGE

FROM £205,000

SIZE: 40 x 22FT
TWO BEDROOMS
EXTENSIVE DECKING

PITCH FEES
AT 2022 RATES:
£4,134.85 INCL VAT*

If you are looking for a peaceful South Devon holiday home, we believe that a luxury lodge at Webland will meet your needs.

Webland Farm is a peaceful holiday park with beautiful grounds and exceptional views, and we now have this delightful new show lodge for sale in the Meadow.

With an extensive view across the Devon countryside to Dartmoor, and with plenty of space and privacy, this show lodge is the perfect South Devon 'bolt-hole' to get away and relax.

The lodge is in a soft sandy coloured natural tone which gives a fresh, relaxing look. It also includes the latest technology to make it a real home from home. A new attractive decking design, with glass panelling, comes as standard.

- **An extensive Lounge/ Dining/Kitchen area.**
- **A master bedroom with en-suite shower.**
- **A second bedroom with twin beds.**
- **Separate bathroom.**
- **A range of fixtures and fittings.**
- **Extensive decking.**
- **Delightful views across Devon to Dartmoor.**
- **Smart Technology and a 100MB broadband.**

* For purchases prior to 31st March 2022. After this date, VAT reverts to full 20% rate from 12.5%.







Although sold as holiday homes, our lodges provide the option of a full residential quality property that costs significantly less than a traditional second home.

If you have not seen one of our lodge homes, we believe you will be amazed by the internal specification, the quality of the build and, of course, the views that you have of the beautiful surrounding Devon countryside.

The Meadow lodge interiors are built and furnished to a very high standard, and our latest design not only gives a stylish look but also adds to the sense of space with its streamlined layout.

The standard of the finish includes additional insulation, solid internal oak doors and a range of Bosch white goods. The kitchen also has a built-in microwave, wine cooler and an eye-level electric oven.

The master bedroom comes with a king-size bed, bedside tables, and an extensive wardrobe. Its en-suite bathroom includes a large walk-in shower.

The main bathroom is in the same style as the en suite and has a full-length bath with shower.

The second bedroom is well-sized and includes twin beds, a bedside table and wardrobe.

We have invested in providing the best broadband possible for our holiday lodge owners. We have a 100MB line and the ability to increase that when it becomes cost-effective. Each lodge gets its IP address to provide fast connections for phones, tablets and computers.

For more details on our Meadow lodge range, or to arrange to come down for a viewing, please call Sharon on 01364 73273.



A country holiday park with panoramic views

Quiet Country Park

Spacious Plots

Relaxing Setting

Panoramic Views

Beautiful Countryside



If you are looking for a South Devon holiday home as a peaceful country retreat, then a luxury lodge at Webland will meet your needs.

Webland Farm is a quiet well-planned park with beautiful grounds and delightful views across to Dartmoor and the South Devon countryside.

The peaceful environment at Webland creates a sense of well-being and relaxation. It attracts holiday home owners who appreciate the peace and quiet above anything else.

Our owners also respect the space and privacy of their neighbours.

This means that we can create a relaxing holiday 'bolt-hole' with a warm and friendly atmosphere.

We are a holiday park with no holiday lets and no subletting. This means there are far fewer people making the trip down the 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 the 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 when you can really chill out.

It is also a great holiday park to come to throughout the year to enjoy the changing seasons. You can use your holiday home at any time as we are always open.



Webland is all about peace and relaxation

Although our park retains the name Webland Farm, over a century of dairy farming came to an end back in the 1950s.

The park, which is 24 acres in total, is now made up of holiday homes, fields, a wild meadow, and the Tor view walk.

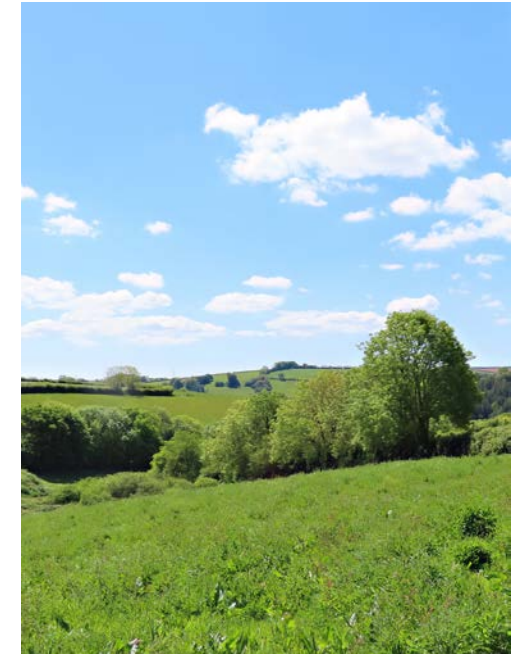
For owners who want to bring their dogs to Webland, we have a dog-friendly approach as long as owners respect the space of other owners.

There is a separate area for dogs to run in, but we ask owners to control their dogs in the holiday home areas.

Webland is bordered by farm land, and this contributes to the delightful views and the level of peace and quiet. The grounds are fully maintained at all times, so all you have to do is enjoy them.

We know that, even on holiday, our owners need the best of internet connections. We have, therefore, invested in a super fast 100MB connection to the park which opens up a world of technical opportunities.

Not only can you have a dedicated and speedy connection for your phones, tablets and computers, but it also enables us to provide you with



a range of other services including security, musical systems and television.

We also want you to have complete confidence and trust in us when you choose to have your holiday home at Webland Farm.

Webland has a fair price policy when it comes to annual pitch fees, and initial purchase contracts are

laid out clearly for you, so you fully understand the agreement.

For you, Webland Farm should be all about peace and relaxation, a country holiday retreat.

For more information on our holiday homes, or to arrange a visit, please call Sharon on 01364 73273 or email to sharon@weblandfarm.co.uk. We will be pleased to help.



A favourite location for holiday home owners

Webland Farm is close to -

**Areas of Outstanding
Natural Beauty**

Dartmoor National Park

Charming Market Towns

Attractive Coastline

Countryside Walks



Webland Farm is a great place to explore South Devon and Dartmoor. We are 6 miles from the historic market town of Totnes. The coast is 15 miles away, and Dartmoor National Park provides beautiful views on the park.

South Devon is an area that benefits from one of the mildest climates in the UK. There is a spaciousness that provides an over-riding feeling of peace and calm.

There is a splendid array of charming market towns to explore including

Ashburton, Kingsbridge and Totnes. 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.

If you like walking, you will love walking in South Devon! The coastal paths have a stunning splendour. In

contrast, there is a stark beauty in Dartmoor and relaxing countryside to enjoy across Devon, often with heritage trails showing local history.

Devon is, of course, famous for its cream teas, but when it comes to food and drink, there is so much more in Devon. Whether it's a seafood bar on the coast, an old country pub or a fine dining restaurant, there are plenty of choices.

All in all, Devon is an appealing area to have a holiday home.



★★★★★

“What a delightful place. Peace, surrounded by nature as only Devon can give you. Watching a Webland sunset over Dartmoor with a glass of wine on the decking of your caravan or lodge, swifts and swallows swooping overhead, has to bring out the poet and artist in everyone.”

★★★★★

“Our holiday home at Webland Farm is our little bit of heaven. We look forward to our holidays so much and it’s so easy to get here from the Midlands... straight down the M5. Webland is so beautifully landscaped and tranquil...a perfect place to restore your inner peace!”

*Webland Farm
Avonwick, South Devon.
TQ10 9EX
Telephone: 01364 73273
weblandcountrylodges.com*