

Cliff  
House Minsmere  
Road  
Dunwich



**ATTIK**  
CITY | COUNTRY | COAST









# Cliff House Minsmere Road

## Guide Price £225,000

### The tranquil lodge by the pond and woodland...

Set within the serene surroundings of Cliff House Holiday Park, Plot 74 presents an exceptional opportunity to own a beautifully updated lodge in one of the most peaceful and picturesque locations on the Suffolk coast. Nestled at the end of a quiet lane with no through traffic, this home offers stunning proximity to the clifftops and the sea, surrounded by lush woodland and tranquil ponds, making it a true haven for nature lovers and wildlife watchers.

The property occupies a generous and mature plot, with ample parking for two to three vehicles and extensive outdoor space including a covered decked veranda—perfect for relaxing or entertaining in all seasons. From the elevated decking, you can enjoy glimpses of the sea, views over the pond, and sightings of local wildlife including ducks, moorhens, and blue tits, all captured by thoughtfully installed wildlife cameras that remain with the home.

Inside, the lodge offers a warm and inviting interior with vaulted ceilings, generous natural light, and a unique layout that sets it apart from standard lodges. The open-plan living space includes a cosy lounge with flame-effect fire, a dining area with bay-style windows, and a well-appointed kitchen with integrated appliances and stylish matte black fittings. French doors open directly onto the decking, seamlessly blending indoor and outdoor living.

The accommodation includes a spacious master bedroom with fitted wardrobes and an ensuite shower room, a second double bedroom (currently used as a study), and a beautifully finished main bathroom with bath and overhead shower. The property is centrally heated by a gas-fired combi boiler, and has been maintained to a high standard throughout.

The grounds also feature a pretty woodland garden, a charming summerhouse ideal for relaxation or as a garden office, and two useful storage sheds, one of which is set up as a workshop.

Located just moments from the beach and set against the backdrop of Dunwich Heath, this lodge combines privacy, comfort, and natural beauty—perfect as a second home, investment, or lifestyle change.

### Agents notes...

A pre-recorded walkaround tour is available for this lodge.

Please note the lodges at Cliff House Holiday Park are available for use and occupancy for 10.5 months of the year, with the site closing for the winter season, early-January until mid-February. You may visit during the close down period for general maintenance.



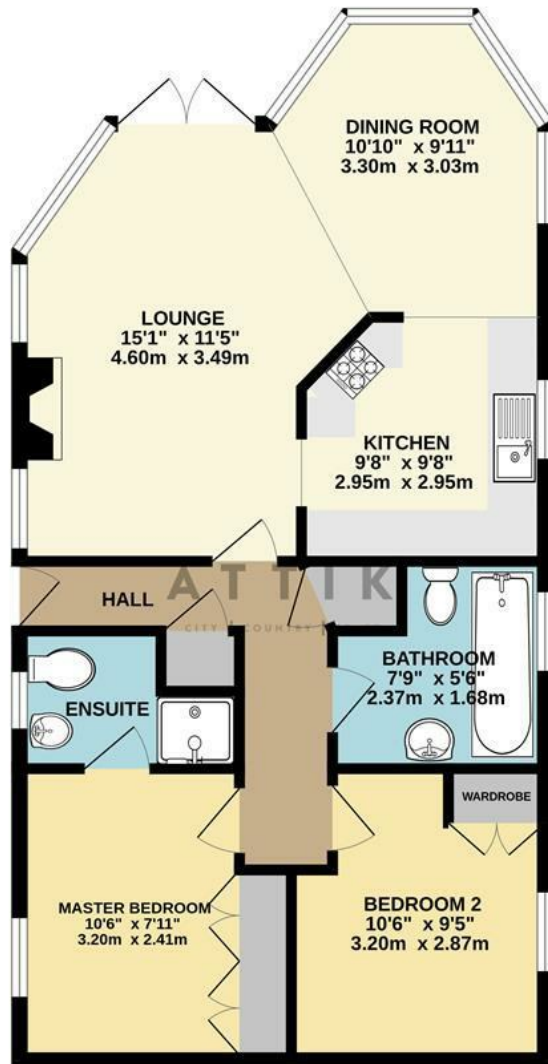
Please note that council tax is not applicable to holiday homes and there is no stamp duty to pay.

The furniture and fittings as shown in the photos is included in the sale price, you just need your clothes along with food and drink to start enjoying this lovely coastal setting.

The Holiday Park benefits from a fabulous bar, restaurant and games room called 'The 12 Lost Churches'. The Park is heavily wooded with a children's play area and steps down to the beach along with a shop stocking all of the essentials you may need. Cliff House Holiday Park is located on the fantastic Suffolk Heritage coastline between Southwold and Aldeburgh so there is plenty of exploring to do around and about the area.



GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Local Authority

Council Tax Band

Exempt

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**ATTIK**  
CITY | COUNTRY | COAST



Halesworth Office Sales  
ATTIK in the Attic  
The Cut New Cut  
Halesworth  
Suffolk  
IP19 8BY



Contact

01986 899532

[enquiries@attikccc.co.uk](mailto:enquiries@attikccc.co.uk)

[www.attikccc.co.uk](http://www.attikccc.co.uk)