

Plot 2 Cliff House
Holiday Park
Minsmere Road
Dunwich



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Plot 2 Cliff House Holiday Park

Asking Price £199,950

The Tranquil Coastal Retreat...

Nestled in a delightfully secluded corner of the award-winning Cliff House Holiday Park, this beautifully presented three-bedroom Tingdene Country Lodge Elite offers the perfect blend of seaside serenity and stylish holiday living. Surrounded by mature laurel hedging and set within generous wraparound gardens, the lodge enjoys a superb position with sunshine throughout the day and just a short stroll through the trees to the cliff path leading to Dunwich beach.

Approached via a private driveway with ample parking for two or more vehicles, the lodge sits peacefully amongst other well-kept properties, benefitting from a calm, community feel. A charming decked veranda wraps around the lodge, providing multiple outdoor seating areas – ideal for sunny breakfasts or evening glasses of wine under the stars. There's even space for a hot tub, should you wish to add a splash of indulgence.

Step inside and you're greeted by a bright and airy open-plan living space, filled with natural light thanks to its triple aspect design and French doors opening onto the deck. The vaulted ceiling adds a wonderful sense of space, while the fully fitted kitchen – complete with integrated appliances, island storage, and a pleasant view from the sink – makes this a joy to cook and entertain in. A dining area comfortably seats six, and the cosy lounge is arranged around an electric flame-effect fire, perfect for snuggling in after coastal walks.

The accommodation includes a generous master bedroom with en-suite shower and dressing area, two further double or twin bedrooms (both with built-in storage), and a smart family bathroom with full-sized bath and thermostatic shower. The lodge also benefits from full LPG central heating via a Vaillant combi boiler, a cloak cupboard, and under-lodge storage – making it practical as well as picturesque.

Located within walking distance of Cliff House's on-site restaurant and shop, Plot 2 enjoys easy access to the heart of the park while maintaining a peaceful, tucked-away feel. The surrounding area of Dunwich and the Suffolk Heritage Coast is a treasure trove of natural beauty and historical charm – whether it's exploring the RSPB reserve at Minsmere, visiting the pretty town of Southwold, enjoying a ramble through Dunwich Forest, or simply soaking in the views across the ever-changing shoreline.

Whether you're looking for a private escape, a holiday let investment, or both, this fully furnished lodge is ready to enjoy from day one. Chain-free, with no stamp duty or council tax to pay, it offers an incredibly accessible route to owning your own slice of the Suffolk coast.

Agents notes...

A pre-recorded walkaround tour is available for this property

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.



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

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