

Cliff House Holiday
Park, Minsmere
Road
Dunwich







Cliff House Holiday Park, Minsmere Road

Asking Price £200 000

The fabulous 2 bed/2 bath Omar lodge...

Nestled within the peaceful, tree-lined setting of the award-winning Cliff House Holiday Park in historic Dunwich, this beautifully presented and chain-free lodge at Plot 50 offers a rare chance to own a tranquil retreat on the stunning Suffolk Heritage Coast — with no stamp duty or council tax to pay.

Surrounded by mature sycamores, conifers and lush tropical planting including bamboos and cordylines, the lodge sits in a wonderfully private and sheltered position, just moments from the cliff path and the steps leading directly down to the beach. Whether you're enjoying the birdsong from your expansive sun-drenched decking or taking a stroll through the woodland paths nearby, this is coastal living at its most idyllic.

The plot itself has been thoughtfully landscaped, with Indian sandstone patios, fenced lawns, and multiple gated access points creating a secure space — ideal for pets or simply enjoying the peace. A generous driveway offers parking for at least one vehicle (possibly two smaller ones), while a handy shed and under-lodge storage provide practical convenience.

Step inside to find a striking triple-aspect open-plan living space with vaulted ceilings and a sleek contemporary finish. The kitchen is particularly impressive — larger than most you'd expect in a lodge — with high-gloss cabinetry, integrated appliances (including a washing machine, slimline dishwasher, and fridge-freezer), and a skylight that floods the space with natural light. The adjacent lounge is airy and welcoming, with French doors opening straight onto the deck and a feature electric fireplace at its heart.

Accommodation includes two generous double bedrooms. The master bedroom enjoys a fitted wardrobe wall, chest of drawers, and a spacious ensuite shower room with rainfall and handheld fixtures, while the second bedroom also offers ample built-in storage and space for a king-sized bed. There's also a stylish family bathroom with bath and overhead shower, plus a cloak cupboard, hallway storage, and a dedicated boiler cupboard housing the LPG Potterton combi boiler.

Located just a short walk from the park's reception, the lodge also benefits from easy access to all the facilities Cliff House offers — including a bar/restaurant, children's play areas, and laundry. Beyond the park, the charming seaside village of Dunwich is steeped in history, with the ruins of the medieval monastery, walks through Dunwich Heath, and nearby hotspots such as Southwold, Aldeburgh, and the RSPB reserve at Minsmere, all within easy reach.

Whether you're seeking a relaxing coastal escape, an investment opportunity, or a low-maintenance holiday home, Plot 50 is the perfect blend of peace, comfort, and convenience — with no additional costs like stamp duty or council tax to worry about.

Agents notes...

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

No Stamp Duty or Council Tax to pay on lodges



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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