

Plot 81 Cliff House  
Holiday Park,  
Minsmere Road  
Dunwich



**ATTIK**  
CITY | COUNTRY | COAST





# Plot 81 Cliff House Holiday Park, Minsmere Road

Asking Price £75 000

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

Tucked away in a peaceful spot within the sought-after Cliff House Holiday Park, Plot 81 – also known as Pine Cone – offers a rare opportunity to enjoy life on Suffolk's iconic heritage coast in a beautifully presented, two-bedroom holiday lodge. Surrounded by mature trees and just a short stroll from the sea, this is a haven for those seeking the serenity of nature with all the benefits of a well-managed, welcoming park community.

The lodge occupies a generously sized, enclosed plot with glimpses of the coastline and easy access to the beach via a nearby clifftop path. A spacious decked terrace stretches across the front, catching the morning sun and accessed via French doors from the main living space, while to the rear, a private courtyard-style garden with pergola and outdoor power offers a peaceful retreat at any time of day. There is ample off-road parking, bordered by established hedging that provides a real sense of privacy and calm.

Inside, the lodge is bright, spacious and tastefully finished. The open-plan kitchen, dining and living area is bathed in natural light thanks to skylights and windows on three sides. The kitchen is well-appointed with a full range of integrated appliances including a fridge/freezer, dishwasher, washing machine, microwave, oven and hob, all set against sleek cabinetry and generous worktops. A wide breakfast bar adds a sociable touch, ideal for relaxed meals or morning coffee.

The sitting area features a cosy electric fire and opens directly onto the front terrace, creating a seamless connection between indoors and out. The dining area offers space to entertain or enjoy quiet evenings in, while the thoughtful layout continues through to the rear, where two comfortable bedrooms provide restful accommodation. The principal bedroom includes a king-size bed, built-in wardrobes, a dressing area, and a private en-suite with a large shower. A second twin room also benefits from built-in storage, and there is a separate family shower room, both spaces finished to a high standard with modern fittings and thoughtful touches.

Ownership at Cliff House comes with much more than just a place to stay. The park itself offers excellent amenities, including a well-stocked convenience store and the highly regarded Twelve Lost Churches bar and restaurant – a favourite among guests and locals alike. Just a short walk away, Dunwich Beach awaits, home to the ever-popular Flora Tearoom for fish and chips by the sea, and the unique Suffolk Sauna Box – an atmospheric wood-fired sauna right on the sand.

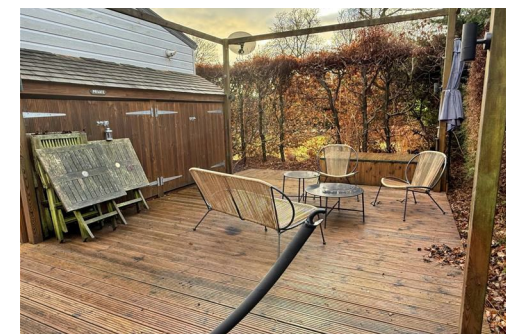
With easy access to nearby hotspots such as Southwold, Walberswick, Aldeburgh and RSPB Minsmere, this location offers the best of coastal Suffolk – from nature reserves and wild beaches to cosy pubs and bustling market towns. Whether you're looking for a tranquil escape, a base for exploring the countryside, or a low-maintenance second home, Plot 81 offers a superb lifestyle opportunity.

Offered with no onward chain, no stamp duty to pay, and no council tax, this lodge is ready to enjoy immediately – a perfect retreat in one of Suffolk's most picturesque and unspoilt settings.

**Agents notes...**

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

This lodge has the remaining 13 years of its 20-year licence at £75,000, or it can come with a new 20-year licence for an additional £10,000, ie. the lodge will cost £85,000. This offer to extend the licence will not be available retrospectively after purchase.



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)