



# THE ARK (PLOT 20)

MINSMERE ROAD, DUNWICH, IP17 3DQ



– This detached lodge is set within an area of outstanding natural beauty. With plenty of off-road parking, two double bedrooms and direct access to the beach to the beach, this is one to view!

As you step into The Ark, you are welcomed into the hub of the home. The sitting room/kitchen has triple aspect views so you can enjoy the woodland area surrounding you. There is an electric fireplace as the main focal point of the sitting room with doors leading out to the front of the lodge onto the decked area. The kitchen benefits from an electric over with gas hob, microwave, washing machine, dishwasher and fridge freezer as well as a range of base and wall units and a door to provide access to the side of the lodge. Bedrooms one and two are both generous sized double rooms with built in wardrobes. The bathroom boasts a bath with shower over, basin and toilet. There is plenty of storage throughout the lodge providing the perfect getaway retreat!

Outside you are set back from the path with ample parking for yourselves and visiting guests. There is a lovely decking area to enjoy the views and sunshine and you are only a 5-minute walk away from the beach! A short walk away from The Ark, you will also find the reception as well as the restaurant which is the perfect place to grab a bite to eat!

**SERVICES** - Mains water, drainage and electricity are connected. Heating is provided for by way of Calor Gas tanks. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**EPC** – TBC

**VIEWING** Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

**TENURE** –Leasehold – There are 11 years remaining on the lease which finishes 31.12.2035.

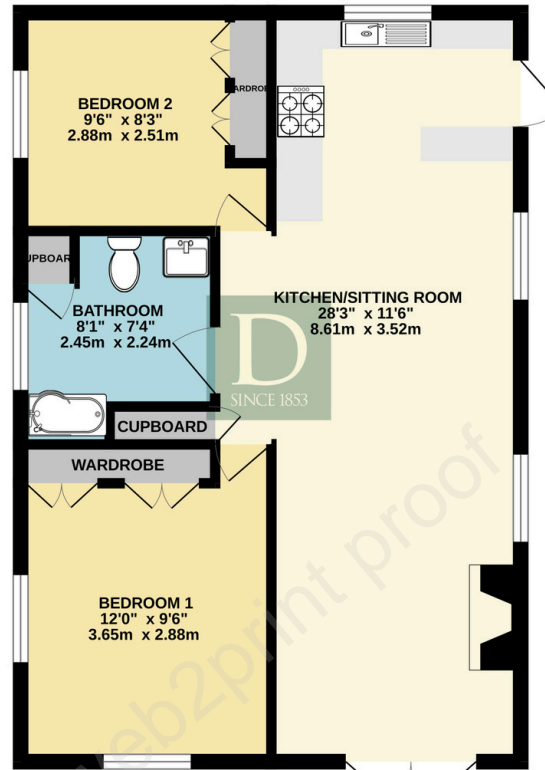
**AGENTS NOTE:** Please note the lodges at Cliff House Holiday Park are available for use and occupancy for 10.5 months of the year, with the site closing for the winter season, mid-January until February. You may visit during the close-down period for general maintenance. This lodge is subject to a pitch fee, which for 2024 is £2704.69 and includes water, sewage charges and refuse collection. Please note that council tax is not applicable to holiday homes and there is no stamp duty to pay. Gas bottles are available at a cost of £85.00 and can be purchased from the holiday park site reception and will be delivered by a team member.





## FLOOR PLAN

GROUND FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA - 527 sq.ft. (48.9 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.  
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