www.sarah-dunn.co.uk
SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









21 Dunscombe Manor, Sidmouth, EX10 0PN

Offers in the region of £44,950

** LOCATION ** LOCATION ** LOCATION !! ** (just past the Donkey sanctuary) ** DUNSCOMBE MANOR ** SOLD AS SEEN FULLY FURNISHED AND EQUIPPED ** 2019 model ** stunningly located holiday home situated on this private little known site in the most desired area of "Salcombe Regis" located at " Dunscombe Manor" which comprises of only just c. 80 other holiday homes which blend into and are cushioned by 22 acres of National Trust land and within East Devon's area of outstanding beauty. The photographs reflect the property exactly as it is and the incredible intake of countryside and sea/coastal views down the valley towards the coastline. SEA VIEWS. Lovely enclosed corner plot gardens with a fantastic oversized wrap around veranda. This property would suit those seeking complete peace and quiet and those seeking exceptional cliff side coastal views accessed just a short stroll through the forest directly from the property - Site fees - approximately £5,600 per annum.

GENERAL DESCRIPTION



** LOCATION ** LOCATION ** LOCATION !! ** (just past the Donkey sanctuary) ** DUNSCOMBE MANOR **
** NEW TO THE MARKET THIS AFTERNOON ** OFFERS IN THE REGION OF £44,950 ** SOLD AS SEEN FULLY FURNISHED AND EQUIPPED ** 2019 model ** The Sarah Dunn & Co Holiday & Lodge department are absolutely delighted to be serving the private owners in the marketing of this stunningly located holiday home situated on this private little known site in the most desired area of “Salcombe Regis” located at “ Dunscombe Manor” which comprises of only just c. 80 other holiday homes which blend into and are cushioned by 22 acres of National Trust land and within East Devon’s area of outstanding beauty. The photographs reflect the property exactly as it is and the incredible intake of countryside and sea/coastal views down the valley towards the coastline. The photographs however still do not capture the intensity and beauty of the location. Lovely enclosed corner plot gardens with a fantastic oversized wrap around veranda. This property would suit those seeking complete peace and quiet and those seeking exceptional cliff side coastal views accessed just a short stroll through the forest directly from the property - Site fees - approximately £5,600 per annum. Please contact us directly on 01395 720022 as the site can only be accessed via strict appointment ** NO CHAIN ** SOLD AS SEEN FULLY FURNISHED WITH A FULL INVENTORY UPON REQUEST ** ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** www.sarah-dunn.co.uk www.zoopla.co.uk www.primelocation.com find our offices on the main Budleigh Salterton High Street next door to Tescos express **

STRICT ACCOMPANIED VIEWING ARRANGEMENTS



THIS PARK IS OCCUPIED BY PRIVATE OWNERS. THE PARK IS ENCLOSED BY A SECURITY GATE TO THE FRONT. THERE IS NO PUBLIC ENTRY TO THIS PARK SO PLEASE DO NOT SIMPLY TURN UP AND ENTER THE GATES AS IT IS PRIVATE PROPERTY. ACCOMPANIED VIEWINGS ARE STRICTLY BY APPOINTMENT WITH OURSELVES 01395 720022 SARAH@SARAH-DUNN.CO.UK. WE WILL BE HAPPY TO MAKE AN APPOINTMENT WITH YOU. WE WILL MEET YOU OUTSIDE THE MAIN GATE AND THEN PROVIDE YOU ACCESS THROUGH THE GATE DOWN TO THE PROPERTY. ***** STRICTLY BY APPOINTMENT ONLY *****

LOCATION AND COUNTRYSIDE VIEWS



The property is within walking distance of the famous Donkey Sanctuary which is free to enter 365 days a year and has a super new cafe/restaurant opened by the then Duchess of Cornwall in 2019.

LOCATION AND COUNTRYSIDE VIEWS



THE SARAH DUNN & CO LODGE & HOLIDAY DEPARTMENT are delighted to have been given instructions to market this beautifully maintained Two-bedroom "Carnaby Oakdale 2017" 4 berth static caravan having only had two careful owners since brand new in 2017. No thought effort or expense has been spared in the presentation and maintenance for the current owner's enjoyment. The current owners also carefully chose the beautiful, good size private elevated plot which gives the veranda privacy and quite simply the most outstanding views. Located on the wonderful " remote and quiet Dunscombe Manor this second home/holiday is perfect for those seeking absolute peace and quiet and no facilities. Accompanied viewings are available seven days a week for your convenience.

PATHWAY LEADS TO THE GLORIOUS COASTAL PATH



There is a pathway which leads from the top of the park through the forest which leads directly down to the grassed cliff top and coastal path. The views from this area of the park are spectacular.

VIEWS AND BENCH OVERLOOKING THE GLORIOUS VIEW



LEASE AND FULLY FURNISHED INFORMATION

The lease can be extended by negotiation directly with the park owner. The site fees and other expenses are c.£5,108 per annum. The £5,108 includes water, refuse disposal plus the rates and WiFi. The electricity expenditure and insurance are in addition to the site fee of £5,108.

ABOUT DUNSCOMBE MANOR





Dunscombe Manor caravan park comprises of 80 static caravans which blend into 22 acres of National Trust land and within East Devon's area of outstanding Natural Beauty. All the leisure lodges or caravan holiday homes are privately owned and discerning customers buy on this development specifically to get away from the hustle and bustle of everyday life. The small family run caravan park appeals to a niche market who are after a quiet caravan park with the added benefits of the beautiful coastal surrounds. The site provides no entertainment so although children are welcome there are no facilities for them. The site has a laundrette. The site is not within walking distance to a local shop or restaurants so you would require transport to access required food shopping etc. The nearest Town is the Regency town of Sidmouth with its glorious esplanade. The site enjoys open access through the pathway through the wooded combe and out onto the stunning clifftop head with a wonderful outlook over the unspoilt views of Weston Beach to the east. Further details of the park can be found at www.dunscombe-manor-caravan-park.co.uk

KITCHEN/DINING ROOM



LOUNGE WITH GLORIOUS OUTLOOK AND VIEW



KITCHEN/DINING ROOM





LOUNGE





MASTER BEDROOM WITH EN SUITE CLOAKROOM



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 2



BEDROOM 2

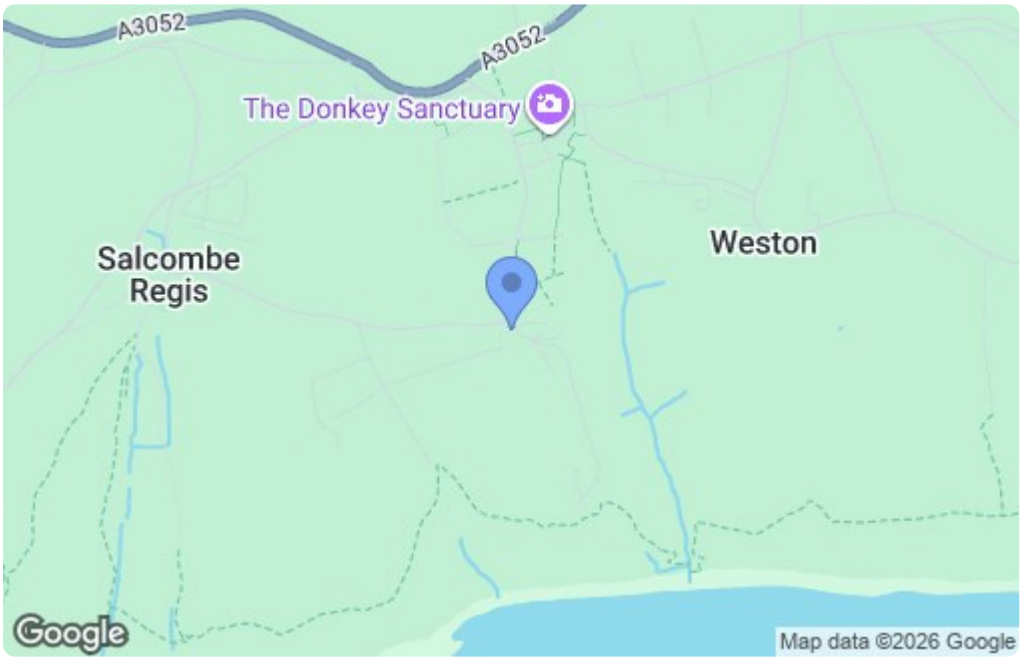


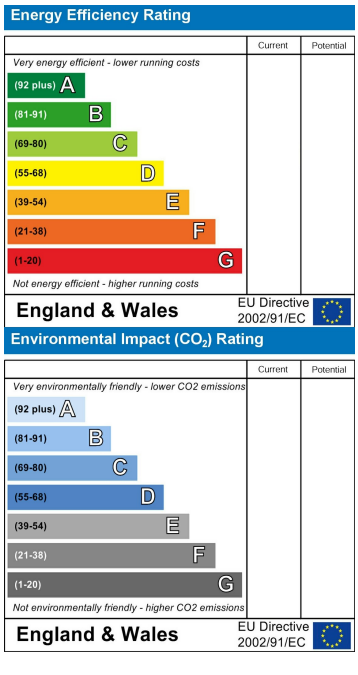
OUTSIDE * LOCATION * VIEWS



FAMILY SHOWER ROOM







14 Fore Street, Budleigh Salterton, EX9 6NG
Tel: 01395 720022 Email: sarah@sarah-dunn.co.uk