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

"A Business Built Upon Recommendations!"









58 The Headland, Dunscombe Manor, Sidmouth, EX10 0PN

Offers in the region of £34,950

** LOCATION ** LOCATION ** LOCATION !!
** NEW TO THE MARKET ** The Sarah Dunn & Co Holiday & Lodge department are absolutely delighted to offer this " probably once in a lifetime " opportunity to acquire 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 coastal and sea views are exactly as they are in real time. The photographs however still do not capture the intensity and beauty of the location. This property would suit those seeking complete peace and quiet and those seeking what is quite literally a MILLION POUND VIEW ! - Site fees - £5,000 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 **

*** LOCATION * LOCATION * LOCATION**



** LOCATION ** ** LOCATION** ** LOCATION !!

** NEW TO THE MARKET WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT THIS AFTERNOON **

" DUNSCOMBE MANOR, SALCOMBE REGIS, SIDMOUTH DEVON EX10 OPN"
(just a little further on passed the Donkey Sanctuary)
"When I first drove through the gates of this wonderful peaceful tranquil beautifully located park my breath was taken away. Truly one of the most delightful locations I have had the pleasure to have been literally cuddled by..... and then I saw the view !!! - I can wholeheartedly recommend a visit to experience this perfect location cushioned by outstanding countryside and forests of natural beauty cushioned by the Jurassic coastline - Best wishes - Sarah Dunn.

** A SELECTION OF BRAND NEW LODGES ** BRAND NEW LEASES ** SITE FEE'S £5,108 ** 10 MONTH SEASON TO INCLUDE CHRISTMAS TIME AND THE NEW YEAR SEASON ** PRICES FROM £63,000 - £80,000 **

** The Sarah Dunn & Co Holiday & Lodge department are absolutely delighted to offer theses " probably once in a lifetime " opportunity to acquire one of these stunningly located BRAND NEW holiday home's/lodges 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 LOCATION exactly as it is and the incredible intake of coastal and sea views are exactly as they are in real time. The photographs however still do not capture the intensity and beauty of the location. These properties would suit those seeking complete peace and quiet and those seeking what is quite literally a MILLION POUND VIEW ! - 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 ****

FULL BESPOKEN SALES PARTICULARS TO FOLLOW SHORTLY ON EACH LODGE ** ACCOMPANIED TOURS ARE AVAILABLE NOW AND SEVEN DAYS A WEEK FOR YOUR CONVENIENCE **

LOCATION



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.

STRICT 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 ! PLEASE ! *****

LOCATION/OUTLOOK/VIEW



LOCATION/OUTLOOK/VIEW



LEASE & FULLY FURNISHED INFORMATION

There are Seven seasons including 2023 remaining on the current owners existing lease with the provision that the plot retains the uninterrupted view to the front. The lease can be extended by negotiation directly with the park owner. The site fees and other expenses are c.£5,000 per annum. The £5,000 includes water, refuse disposal plus the rates. The electricity expenditure and insurance are in addition to the site fee of £5,000.

The property is being sold as seen and fully furnishes and equipped to include: all furniture, linen (if required) curtains throughout and carpet runner in the lounge. Cutlery and crockery plus kitchen appliances to include; microwave, cooker, fridge/freezer, washing machine, bins for waste disposal and the LG TV. Further items include the metal garden table and four plastic chairs as seen and the outside 100 litre water butt as fitted plus the large wooden step ladder (from which you can reach the guttering) which is stored under the van. The four person patio table, chairs and the sunshade as seen on the photographs will remain. There are numerous plants, pots plus vegetable plants which are available if required by negotiation directly with the owners. The planting and the layout to the front garden feature will remain.

GENERAL DESCRIPTION

THE SARAH DUNN & CO LODGE & HOLIDAY DEPARTMENT are delighted to have been given instructions to market this beautifully maintained Two-bedroom "Willerby Winchester" 4 berth static caravan having only had two careful owner's since brand new in 2013. 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 uninterrupted sea and coastal 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.

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




KITCHEN/DINING ROOM





KITCHEN/DINING ROOM




DOUBLE OPENING DOORS TO VERANDA





This photograph is intended to show you the view through the patio doors from the lounge. The lounge has un interrupted sea and coastal views and has double opening doors on to the high quality hard - wearing replacement composite veranda and deck which was replaced in 2022. The property is being sold as seen fully furnished and as you see in the photographs. The sofa and chairs recline.

LOUNGE



MASTER BEDROOM WITH ENSUITE CLOAKROOM





BEDROOM 1 WITH EN SUITE CLOAKROOM



BEDROOM 2





FAMILY BATHROOM





GRASSED REAR AREA



GRASSED REAR AREA



PARKING

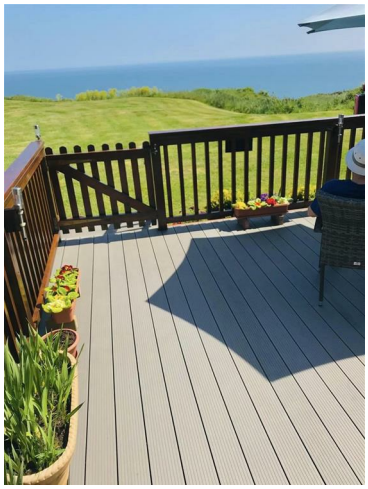


This photograph is intended to show you where the current owners park their vehicle to the side of the property.

SIDE ELEVATION



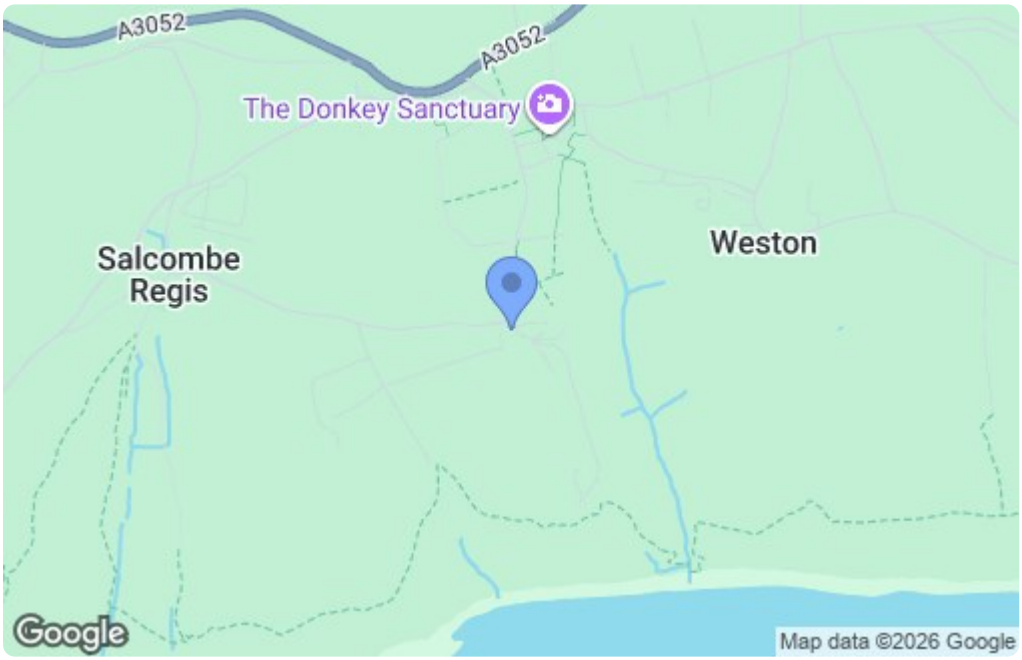
OUTSIDE

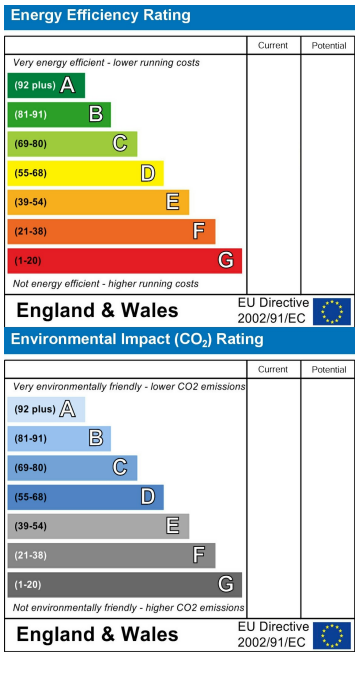




FLOOR PLAN







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