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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









23D Dunscombe Manor, Sidmouth, EX10 0PN

Offers in the region of £39,950

" DUNSCOMBE MANOR " JUST PASSED THE DONKEY SANCTUARY ** LOCATION ** LOCATION ** LOCATION !! ** LARGE PEACEFUL PLOT ** The Sarah Dunn & Co Holiday** & Lodge department are absolutely delighted to offer 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 views down the valley towards the coastline. 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 exceptional cliff side coastal views accessed just a short stroll through the forest directly from the property **

GENERAL DESCRIPTION



" DUNSCOMBE MANOR " JUST PASSED THE DONKEY SANCTUARY ** NEW TO THE MARKET THIS AFTERNOON WITH SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT ** OFFERS IN THE REGION OF £39,950 ** LOCATION ** LOCATION ** LOCATION !! ** 2024 CARNABY SILVERDALE ** SITE FEE'S APPROX £5,108 ** (PLOT 23D) ** LARGE PEACEFUL PLOT ** The Sarah Dunn & Co Holiday** & Lodge department are absolutely delighted to offer 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 views down the valley towards the coastline. 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 exceptional cliff side coastal views accessed just a short stroll through the forest directly from the property ** 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 ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.ONTHEMARKET.CO.UK WWW.SARAH-DUNN.CO.UK ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** 01395 720022 ** FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET NEXT DOOR TO TESCO'S EXPRESS **

LOCATION/ACCESS TO VIEW

** 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 access to the 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 **

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 ! PLEASE ! *****

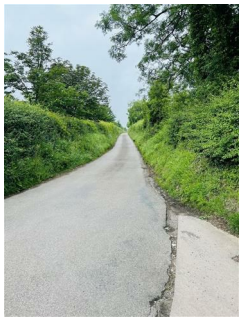
LOCATION ACCESS TO VIEW





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

LICENSE & FULLY FURNISHED INFORMATION



This property has had one careful owner from BRAND NEW in 2019 the lease extends to 2031. The lease can be extended by negotiation directly with the park owner. The site fees and other expenses are c.£5,500 per annum. The £5,500 includes water, refuse disposal plus the rates. The electricity expenditure and insurance are in addition to the site fee of £5,500.

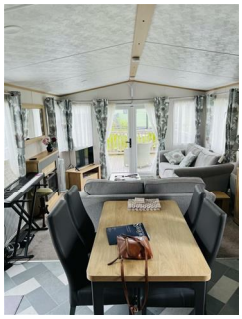
The property is being sold as seen and fully furnished and equipped to include: all furniture, linen (if required) curtains throughout. Cutlery and crockery plus kitchen appliances.

KITCHEN/DINING ROOM





KITCHEN/DINING ROOM







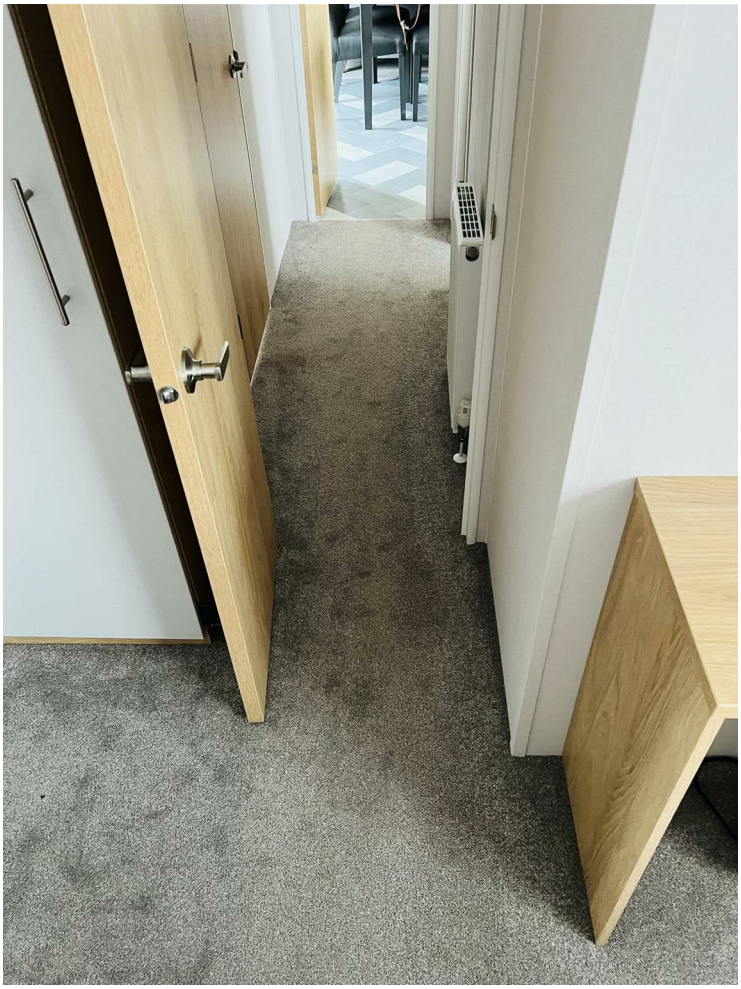
LOUNGE



LOUNGE



INNER HALLWAY



MASTER BEDROOM





MASTER BEDROOM



BEDROOM 2



FAMILY SHOWER ROOM



FAMILY SHOWER ROOM





OUTSIDE (DRIVEWAY)



VERANDA





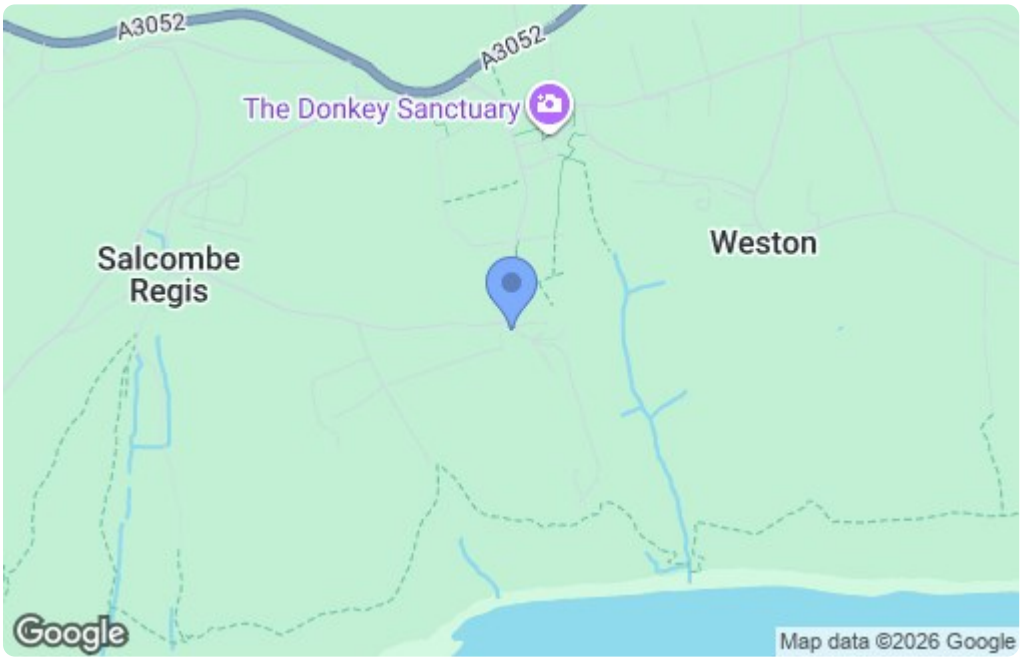


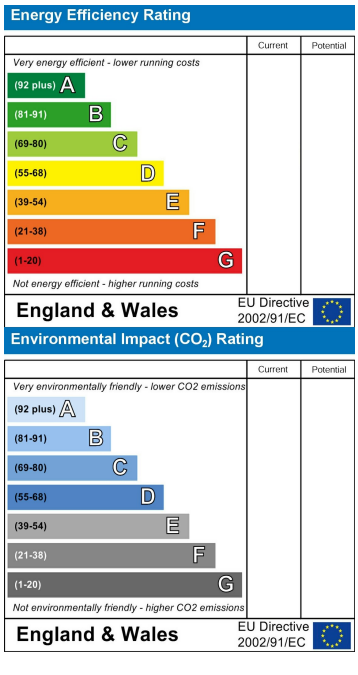
OUTSIDE





OUTSIDE





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