



ADDRESS
Marsh Farm
Mill Lane
Cobholm
Norfolk

TENURE
Virtual Freehold

STATUS
Chain Free Sale

L  LARKE S

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‘THIS PEACEFUL ENCLAVE IS PERFECTLY POSITIONED TO PROVIDE THE TRANQUILITY OF RURAL LIVING WITH THE CONVENIENCE OF URBAN AMENITIES CLOSE AT HAND.’

The Tour

This newly refurbished park home epitomizes detached, easy-to-maintain, bungalow-style living. The property features a spacious kitchen with integrated appliances, a comfortable living room, two double bedrooms, and a modern shower room. Outside, the meticulously landscaped exterior includes brand new decking and a low-maintenance garden, complemented by a driveway accommodating up to three vehicles.

Located within a residential development in the coastal town of Great Yarmouth, this site is exclusively available for those over 50 and is pet friendly. The park home lifestyle here offers a vibrant community atmosphere for like-minded individuals, set in a private, landscaped environment that ensures secure and serene living.

Points to note:

Tenure: Virtual Freehold

When purchasing a park home, you acquire the physical property outright and lease the land it occupies in perpetuity. These homes are not mortgageable; for further advice, please consult a solicitor. Site fees are currently £280 per month, which includes water and sewerage. Please note, the site fee, also known as pitch fee or ground rent, is subject to annual review and can only increase in line with the Consumer Price Index. For more information, please get in touch.

Heating: LPG Gas Central Heating

Council Tax Band: A

The Area

Marsh Farm, located on Mill Road in the serene suburb of Cobholm, Great Yarmouth, Norfolk, offers an idyllic retreat for retirees. This peaceful enclave is perfectly positioned to provide the tranquility of rural living with the convenience of urban amenities close at hand.

Cobholm is a charming suburb that seamlessly blends the beauty of the Norfolk countryside with the vibrancy of coastal life. Just a short distance from Marsh Farm, Great Yarmouth's bustling town center offers an array of shops, including a Tesco Extra and a Lidl, ensuring all your daily needs are met with ease. The area also boasts a variety of cafes, restaurants, and pubs, perfect for leisurely afternoons and social gatherings.

For those who enjoy outdoor activities, Marsh Farm is a gateway to numerous attractions. The stunning Norfolk Broads National Park, with its scenic waterways and walking routes, is right on your doorstep, offering endless opportunities for exploration and relaxation. The nearby Great Yarmouth coastline, with its expansive beaches and iconic pier, provides the perfect backdrop for seaside strolls and family visits.

Cultural and recreational activities abound, from the historic Great Yarmouth Pleasure Beach to the immersive Sea Life Centre. Living at Marsh Farm offers a vibrant, fulfilling lifestyle in a welcoming community, ideal for those seeking to enjoy their retirement years to the fullest.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.

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Kitchen



Kitchen detail



Dining area



Living room



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Shower room



Second bedroom



Living room



Second bedroom



Garden raised decking



Southern side yard



Northern side yard



Front driveway

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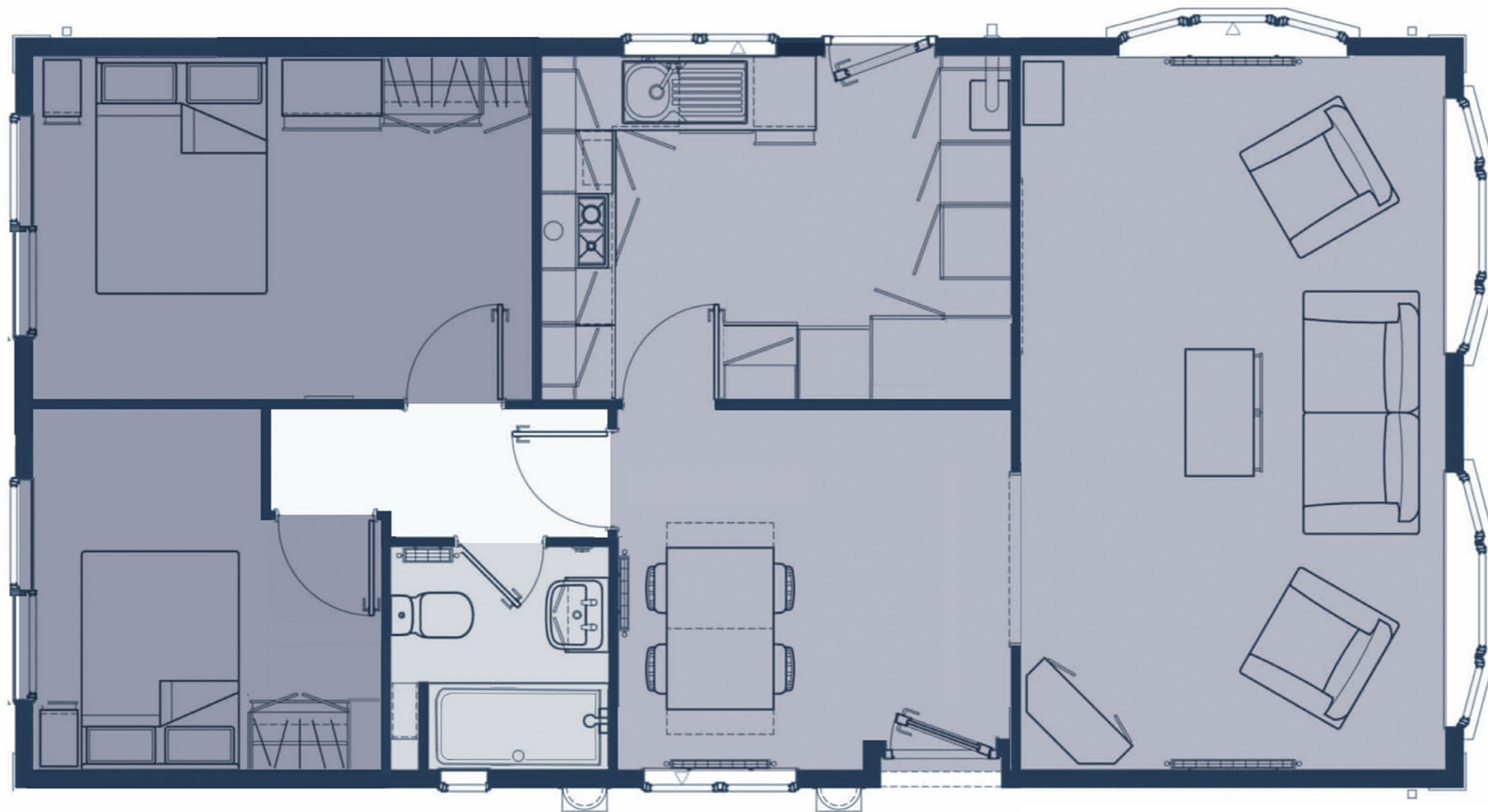
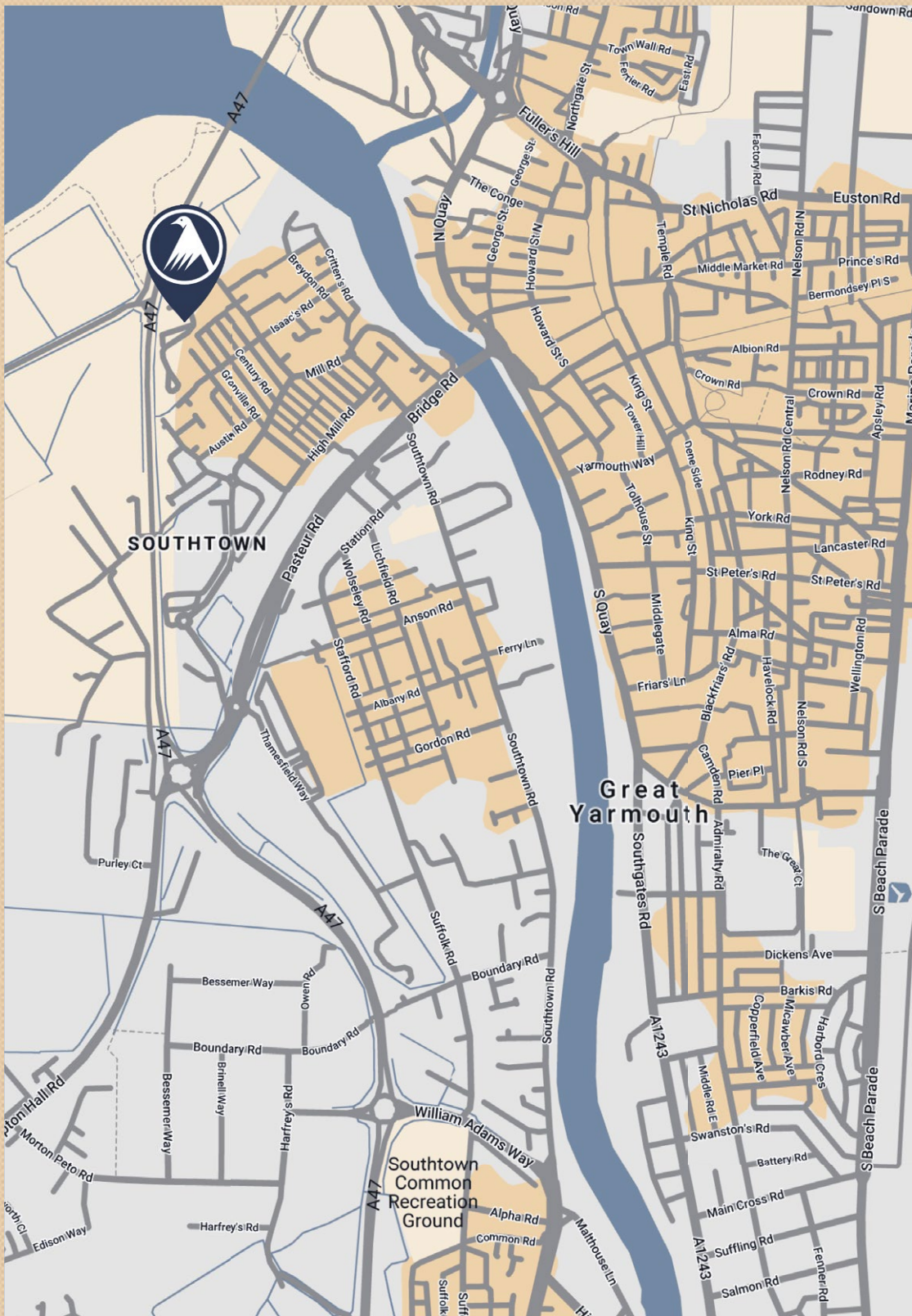


Illustration for identification purposes only, measurements are approximate. Plan not to scale.



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