CHURCH MEWS
ST LUKES TERRACE



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“RED-BRICK CHARACTER,
LIGHT-FILLED ROOMS,
A GARDEN OF YOUR OWN.
A NEW CHAPTER IN
A FORMER CHURCH.”

THE TOUR

Converted in 2015/16, this three-bedroom former church combines distinctive architecture with a practical layout, an enclosed garden and two parking spaces. Occupying the end of the terrace, its red-brick exterior, stone window surrounds and tall glazed openings retain a strong sense of the building's origins.

A gated frontage leads to the entrance hall, where glazing around the front door draws natural light inside. White walls, timber internal doors and LVT flooring create a simple, warm palette. Two cupboards provide useful storage, with a separate WC alongside the staircase.

The lounge/diner measures approximately 5.42m by 4.30m at its widest points. Windows to two elevations brighten the room, with space for comfortable seating and a dining table. A blue patterned feature wall adds colour to the otherwise neutral interior.

The separate kitchen pairs gloss-fronted cabinetry with timber-effect worktops and grey tiled splashbacks. An integrated oven, electric hob and extractor occupy one side, with a stainless-steel sink and additional preparation space opposite. An external door opens to the garden.

Upstairs, three bedrooms lead from the landing. Tall windows and sloping ceilings give the two larger rooms their individual character; the second is currently arranged as a games room. The compact third bedroom has a rooflight and is currently furnished with a single bed.

The bathroom contains a shaped bath with shower above and a glass screen, together with a washbasin, WC and chrome towel radiator.

Outside, timber fencing encloses a lawn, paved pathways, a raised seating terrace and a planted border. A pedestrian gate provides additional access. Two parking bays, marked 6 on the site plan, belong to the property.





THE AREA

Church Mews sits off St Lukes Terrace in Cobholm, an established residential neighbourhood on the western side of Great Yarmouth. The former church brings a distinctive architectural presence to its setting, with red-brick elevations and a tiled roof that recall the building's original purpose.

Across the River Yare, Great Yarmouth's historic quays lead towards a town centre shaped by its maritime past. South Quay is lined with former merchants' houses and historic buildings, while the narrow Rows, medieval town wall and museums add depth to the town's familiar seaside identity. Shops and independent businesses cluster around the Market Place and adjoining streets.

Further east, the sandy beach and Marine Parade offer a different pace, with cafés, attractions and a broad promenade facing the North Sea. To the west, Breydon Water and the wider Broads landscape provide a contrast to the town and coast. Cobholm Recreation Ground offers local outdoor space on the edge of this estuary setting.





Distinctive red-brick frontage



Entrance hall with LVT flooring, and cloakroom to the right



Separate fitted kitchen



Lounge/diner with windows to two elevations





Principal bedroom



Second bedroom, currently used as a games room



Third bedroom with rooflight



Bathroom

CHURCH MEWS
ST LUKES TERRACE

Total approximate floor area
= 83.4 sq m / 897 sq ft

Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)

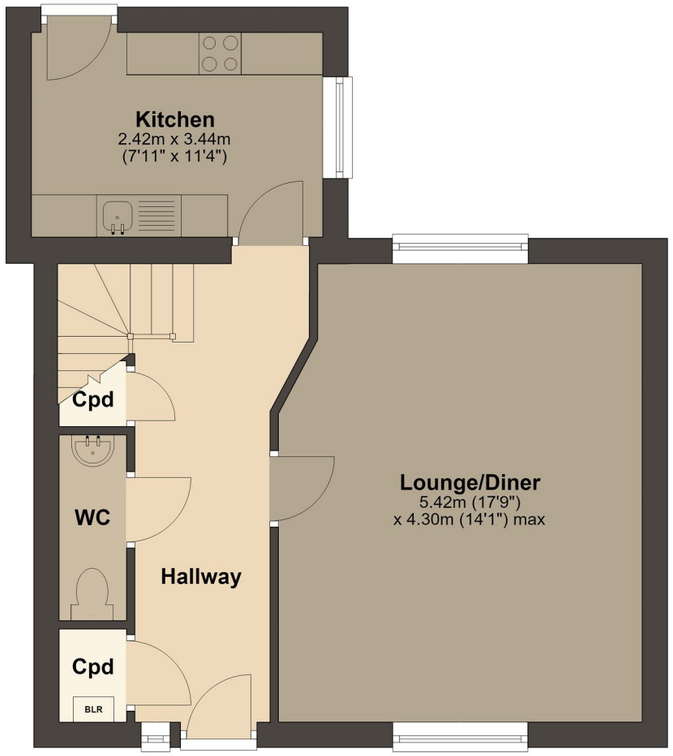


Illustration for identification purposes only,
measurements are approximate.
Plan not to scale.

CHURCH MEWS
ST LUKES TERRACE

Total approximate floor area
= 83.4 sq m / 897 sq ft

First Floor

Approx. 37.4 sq. metres (402.1 sq. feet)

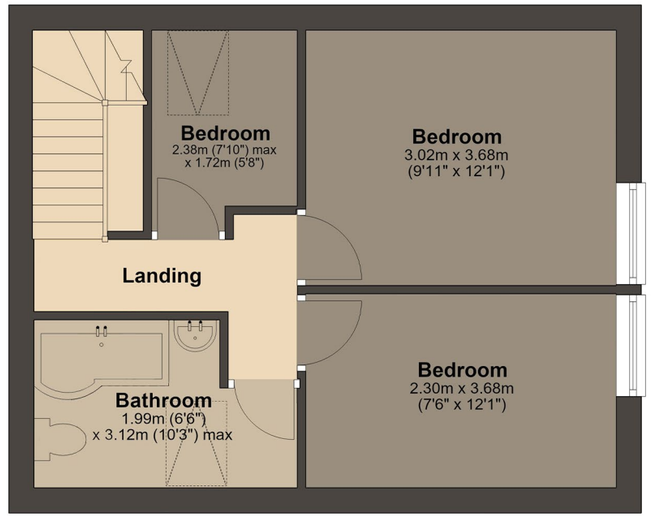


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Plan not to scale.

Site Area
2,177 sq ft
202.2 sq m

SERVICES

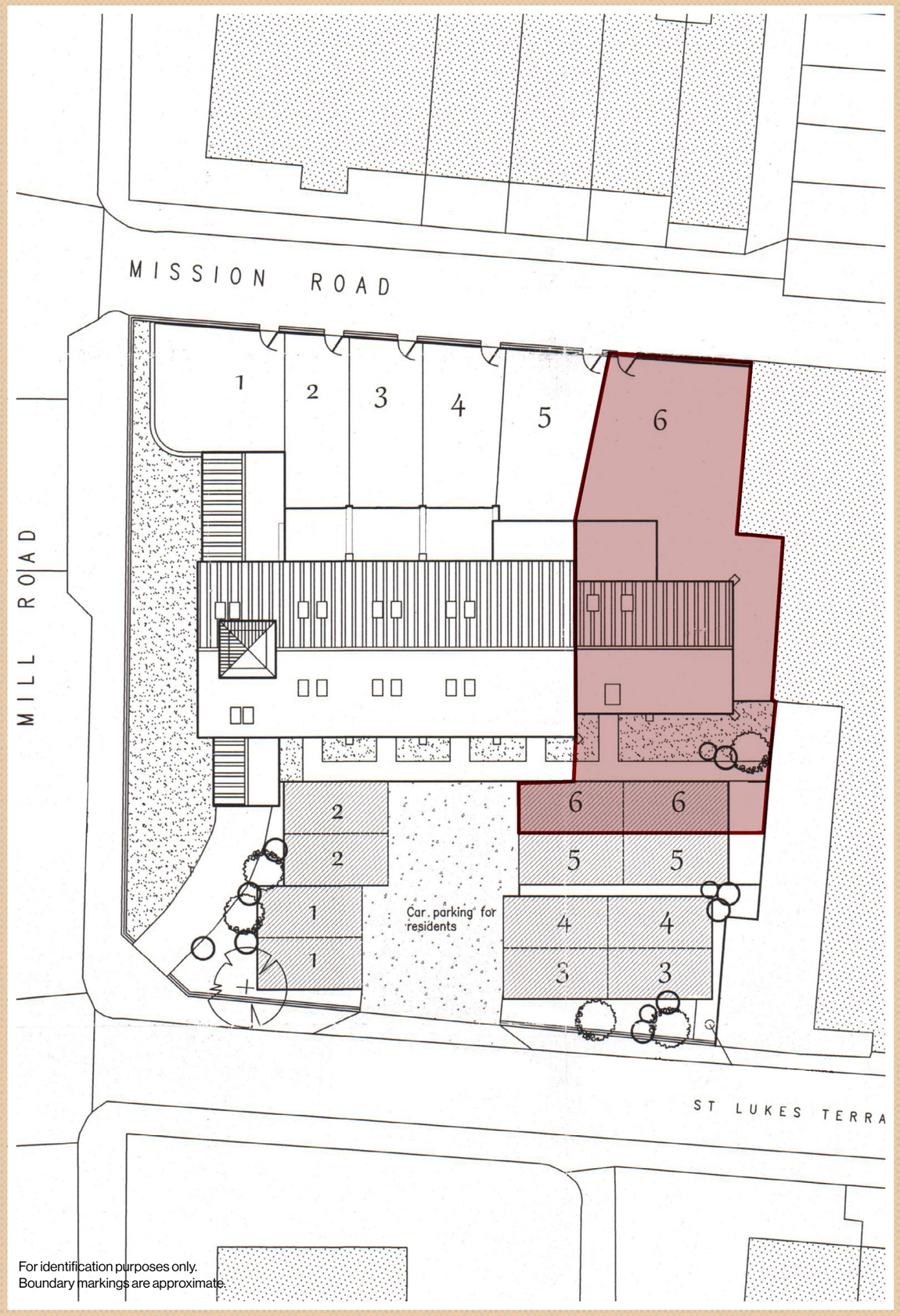
Mains gas, electricity, water & drainage are connected.

Rights of Access &
Shared Access

None known

Covenants, Easements, & Wayleaves

Restrictive covenants and easements are recorded on the Land Registry summary. Refer to the title documentation for details.



For identification purposes only.
Boundary markings are approximate.

BEDROOMS / BATHROOMS

3 Beds / 1 Bathroom
Separate ground-floor WC

TOTAL FLOOR AREA

83.4 sq m / 897 sq ft

TENURE

Freehold

CONSTRUCTION

Former church with a red-brick exterior, converted in 2015/16.

FENESTRATION

uPVC Double Glazed

ENERGY RATING

Previous rating C 76.

FLOOD RISK

Environment Agency summary identifies the highest flood risk at the selected location as low.

BROADBAND

Ofcom checker indicates predicted download speeds of up to 1,800 Mbps ultrafast. †

COUNCIL TAX

BAND A
£1,590.95 per annum

SCHOOL CATCHMENT

Cobholm Primary Academy;
Cliff Park Ormiston Academy.



* Figures taken from EPC estimate and may vary depending on usage and supplier rates

+ Source: Ofcom broadband availability checker – subject to provider and package

REF:**7431**

CHURCH MEWS

6 Church Mews, St Lukes Terrace
Cobholm, Great Yarmouth
Norfolk, NR31 0AZ

Offers in the Region of £185,000

Viewing strictly by appointment
on: 01493 330 299

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We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.



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