



ADDRESS

26 Cobholm Road
Cobholm
Great Yarmouth
Norfolk
NR310BU

TENURE

Freehold

STATUS

Chain Free

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“A Victorian terrace reimagined for contemporary life, this handsome home combines period character with a versatile open-plan layout.”

Cobholm Road, Cobholm, Great Yarmouth, Norfolk

Freehold | Approx. 70.7 sq m (761 sq ft)

The Tour: Tucked away on a peaceful street in Cobholm's riverside quarter, the house has been partially reconfigured to suit modern living. Most notably, the staircase has been repositioned to create a generous, flowing ground floor that links the living and dining areas into one open-plan reception space. Beyond lies a compact kitchen and a ground-floor bathroom, both accessible via a rear lobby.

Upstairs, three bedrooms extend from a central landing. Two of the bedrooms interconnect, reflecting the home's Victorian origins, while high ceilings and period proportions throughout hint at the building's heritage. The layout is both functional and full of potential.

A private, west-facing walled yard extends from the kitchen, with a covered area to the rear which serves as a useful bike store. The house is double-glazed throughout and warmed by gas-fired central heating via a combination boiler.

Offered chain-free, this is a home ready to be upgraded and personalised—an ideal project for first-time buyers.

The Area: Cobholm Road lies in the heart of Cobholm, a quiet residential neighbourhood set between the River Yare and Great Yarmouth's bustling town centre. The area has a strong local character, with a mix of traditional terraced homes and easy access to everyday amenities. Nearby schools include Cobholm Primary and the well-regarded Great Yarmouth Charter Academy, both within walking distance. Local shops and convenience stores are dotted along Southtown Road, while the wider selection of supermarkets, cafés and high street retailers in the town centre are just a short stroll away. Residents enjoy proximity to the river, with walking paths leading toward Breydon Water and the wider Norfolk Broads. The historic seafront, sandy beaches, and vibrant promenade are also within easy reach, offering plenty of opportunity for weekend exploration. With good transport links and a strong sense of community, Cobholm offers a well-connected yet peaceful setting by the water.

Points to Consider:

- Tenure: Freehold
- Construction: Solid brick walls with partial cavity insulation (assumed)
- Fenestration: uPVC double glazing
- Heating: Gas-fired central heating via combination boiler
- Energy Performance: EPC Rating D (Score: 65), with potential to improve to B (Score: 85)
- Average Heating & Lighting Costs: £732 per year (2020 estimate)*
- Council Tax: Band A (£1,518.65 for 2025/26 – Great Yarmouth Borough Council)
- Broadband: Ultrafast broadband available (up to 1,800 Mbps download / 220 Mbps upload)†

The Legal Bit: At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

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.

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

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



Dining area



Open plan reception room



Kitchen



Ground floor bathroom



Open plan reception room



Kitchen access



West facing rear yard



Rear lobby



Primary bedroom



Bedroom detail



Rear bedroom



Middle bedroom

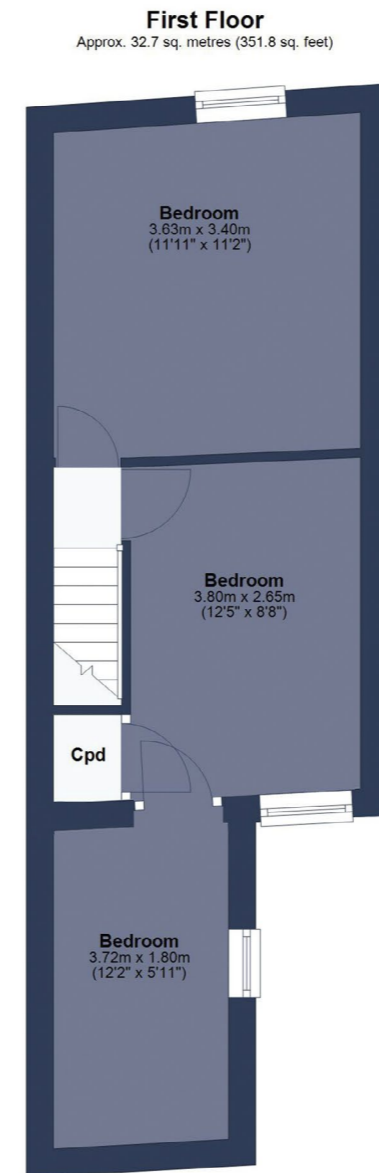
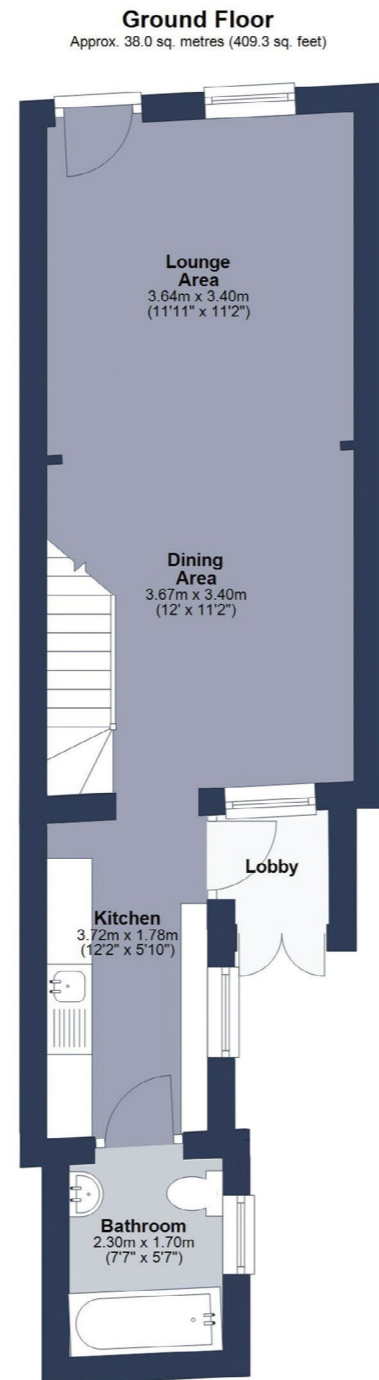
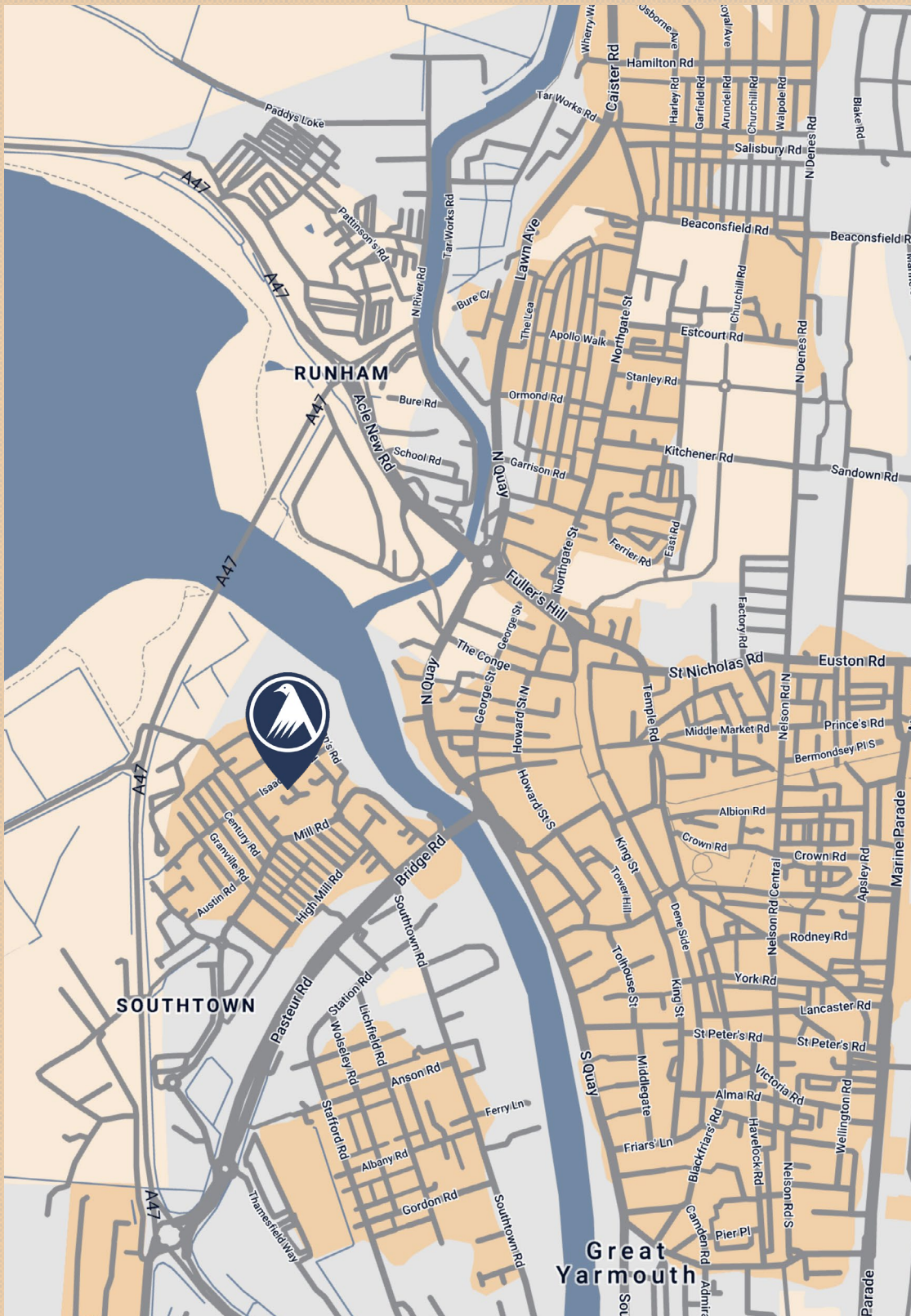


Illustration for identification purposes only, measurements are approximate. Plan not to scale.



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