

A1 Caravan, Breydon Waters Butt Lane, Burgh Castle

Minors & Brady

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Burgh Castle

Positioned within the highly regarded Burgh Castle Holiday Park, this well-presented six-berth park home offers an excellent opportunity to enjoy holiday home ownership in a popular Norfolk location. Benefitting from an 11-month season, an unlimited pitch licence agreement with no caravan age restrictions, access to indoor and outdoor swimming pools, and practical features including double glazing, underfloor insulation and modern heating, the property provides comfortable accommodation for family getaways and extended stays. With two bedrooms, bright living spaces, communal parking, a detachable awning and bike locking loop included, this is a ready-to-enjoy holiday home in a well-served park setting.

- 6 birth park home located on the esteemed Burgh Castle Holiday Park in Norfolk
- Unlimited pitch license agreement, with no expiration or caravan age limits
- 11 month season length
- Size 35ft x 12ft
- Walking distance to Roman Fort, River Waveney, and Breydon Water
- On-site facilities available, including the use of the indoor and outdoor swimming pools
- Kitchen/dining room fitted with units, a cooker, a fridge and a freezer
- Light and airy living room with fixed seating, storage, a large window and a side door
- Two bedrooms, including a principal with built-in storage, along with a bathroom comprising of a three-piece suite
- Detachable awning and bike locking loop included in the sale

M&B









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Burgh Castle Holiday Site occupies a distinctive setting on the edge of the historic village of Burgh Castle, a well-regarded location positioned between the Norfolk Broads and the Suffolk coast. The area appeals to a broad range of residents and holiday home owners, particularly those seeking a quieter pace of life while remaining within easy reach of everyday amenities and larger neighbouring towns. With its combination of open countryside, riverside scenery and coastal attractions, Burgh Castle offers an appealing balance between rural surroundings and practical convenience.

For day-to-day requirements, nearby Great Yarmouth provides a comprehensive range of facilities including major supermarkets, retail parks, healthcare services, fitness centres and leisure venues. The town centre offers a mix of national retailers alongside independent shops, cafés and restaurants, while additional amenities can be found in the market town of Gorleston-on-Sea. Residents benefit from easy access to medical practices, pharmacies and community services, ensuring that essential facilities are readily available without the need to travel significant distances.

The surrounding area is particularly well known for its recreational opportunities. Burgh Castle itself is home to one of the best-preserved Roman forts in Britain, offering far-reaching views across Breydon Water and the marshlands beyond. Walking and cycling routes extend throughout the local countryside, while the nearby Norfolk Broads provide opportunities for boating, wildlife watching and waterside dining. The beaches of Gorleston and Great Yarmouth are within convenient reach, offering wide stretches of sand, promenades and a variety of coastal leisure activities throughout the year.

M&B













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Entering the property, you are welcomed into a light and airy living room, flooded with natural light from a large window. Fixed seating provides a comfortable space to relax, with additional storage incorporated and the flexibility of a sofa bed to accommodate extra guests. A side door offers convenient access outside.

Forming the heart of the home, the kitchen and dining area is fitted with a range of storage units, along with a cooker, fridge and freezer. A built-in seating area provides a sociable dining space and is perfectly suited to everyday use during family holidays and weekend breaks.

The sleeping accommodation consists of two bedrooms, including a principal bedroom with built-in storage, alongside a second bedroom ideal for family members or guests. The accommodation is served by a bathroom fitted with a three-piece suite, including a bathtub, a hand wash basin and a toilet.

Designed for comfort throughout the season, the property benefits from double glazed windows, modern electric panel heaters, full skirting and underfloor insulation.

Externally, a detachable awning and bike locking loop are included within the sale, adding further practicality and enjoyment. Parking is available within the site's communal car parks for residents and visitors.

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Agents Note

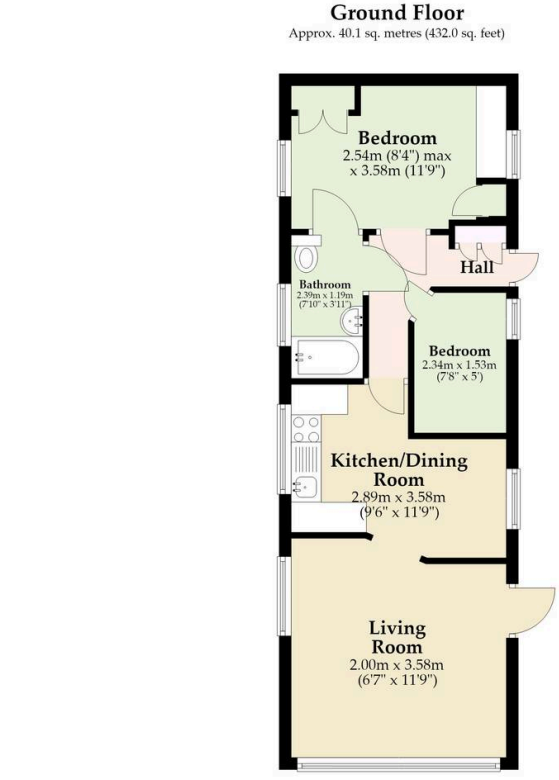
Non-traditional tenure.

Unlimited pitch license agreement, with no expiration or caravan age limits.

Electric heating system.

Connected to mains water, electricity and drainage.

Please note that restrictions may apply in accordance with Parkdean's site rules.



Total area: approx. 40.1 sq. metres (432.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.





Dreaming of this home?
Let's make it a *reality.*



Meet *Dan*
Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

Minors & Brady

Your home, our market

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