



74 Cliff Hill, Gorleston

Guide Price £230,000 - £240,000

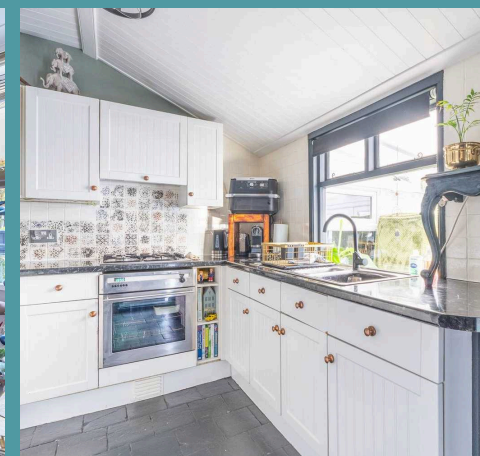
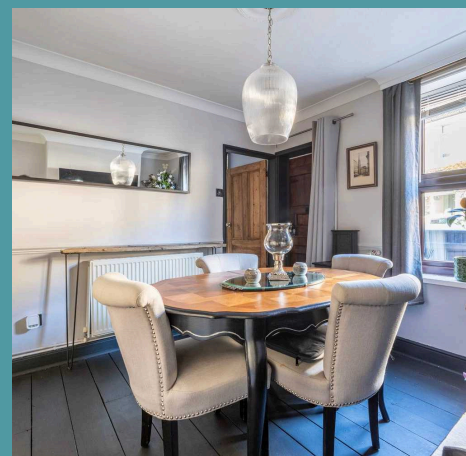
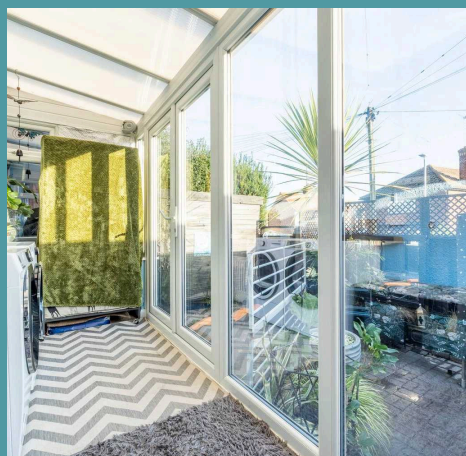
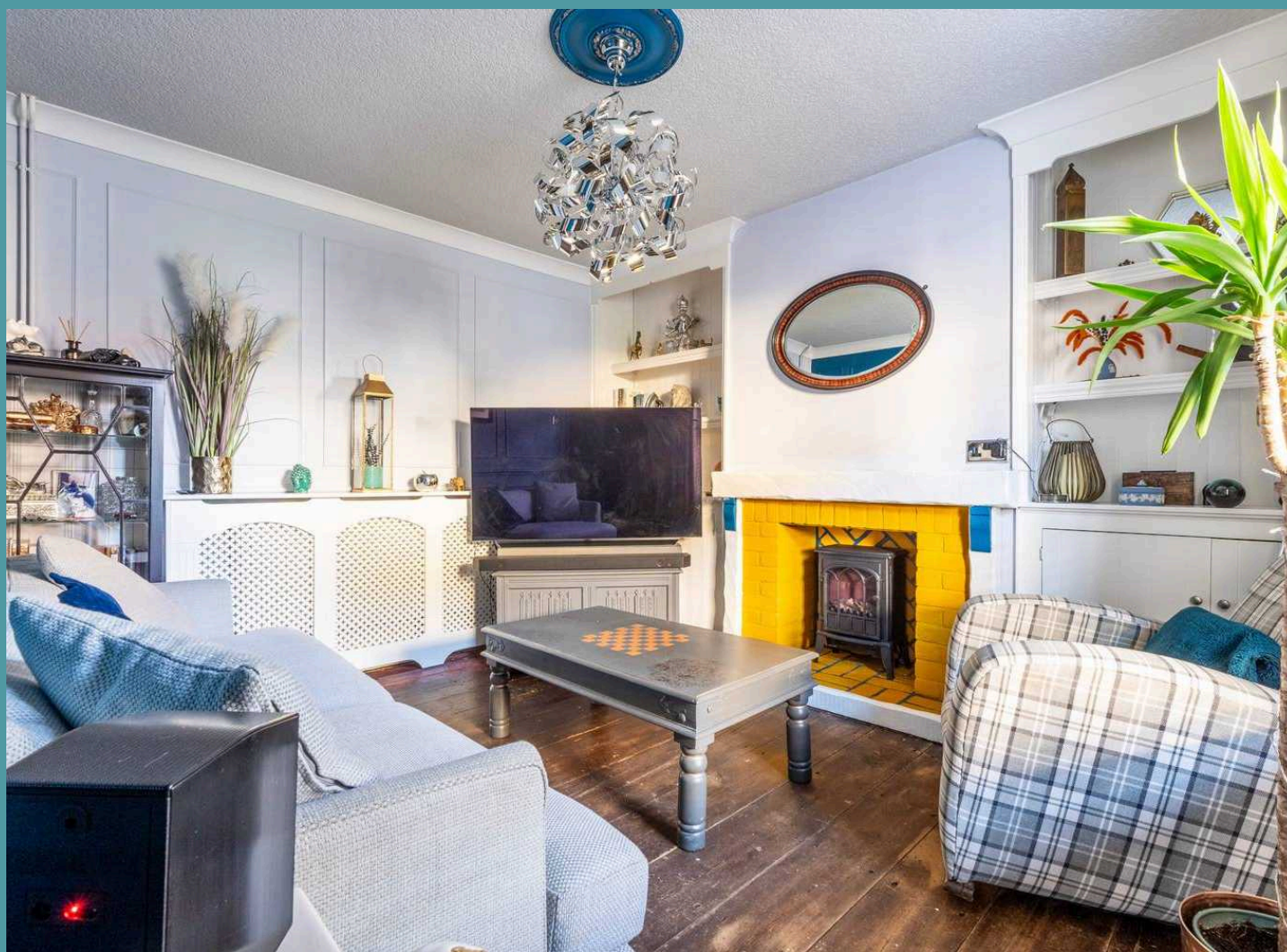
74 Cliff Hill

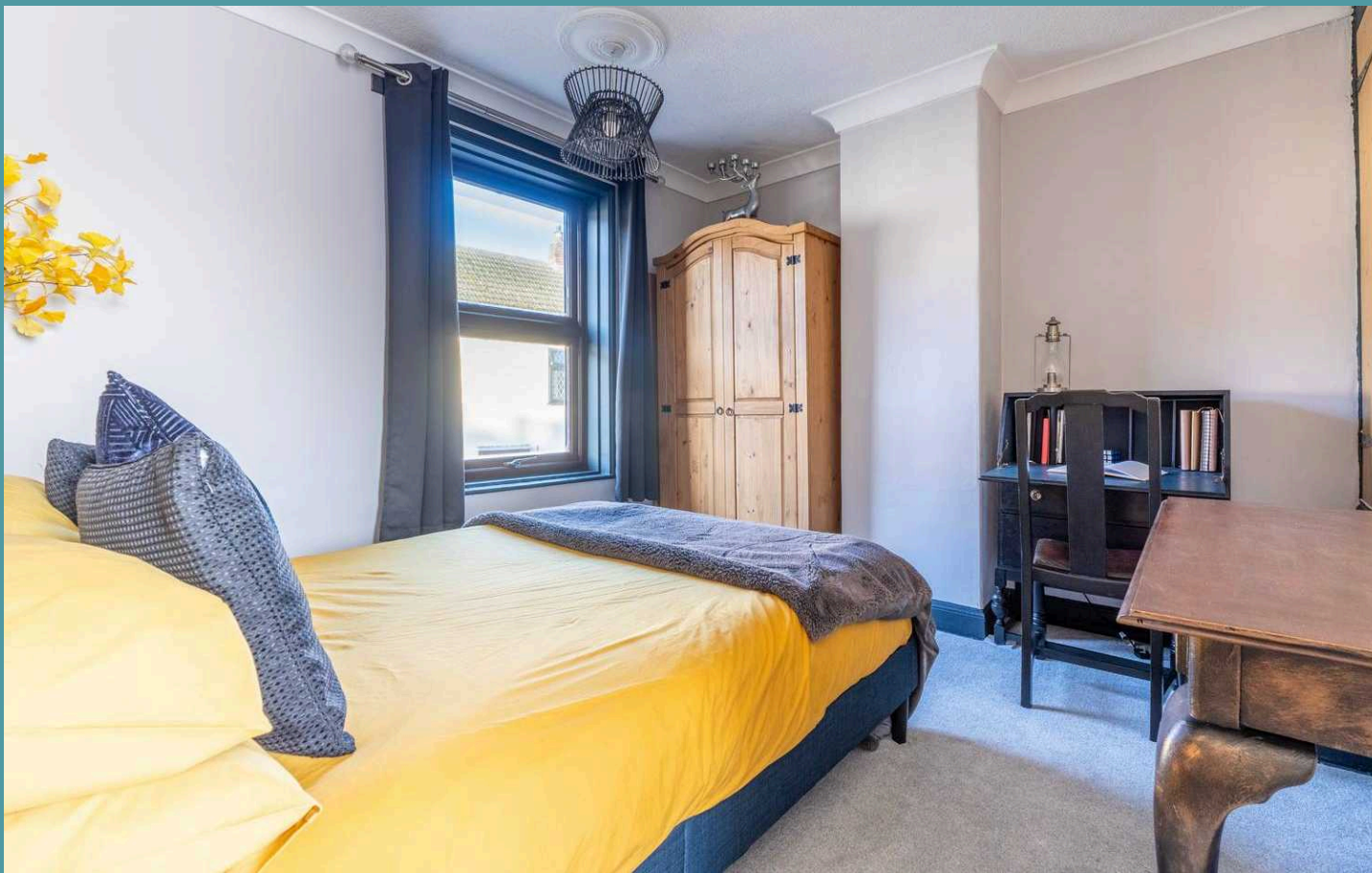
Gorleston, Great Yarmouth

This late Georgian cottage on iconic Cliff Hill combines timeless features with rich historical charm. Dating back to the 18th century, it features original Georgian floorboards, Norfolk pamment tiles and unique artifacts, including 19th-century conveyancing documents. Perfectly positioned near Gorleston's award-winning beach, vibrant amenities, the A47, and James Paget Hospital, it offers both heritage and convenience. With no onward chain and pending Grade I listing, this home presents a rare opportunity to own a piece of history.

The Location

Perfectly positioned near Gorleston's vibrant amenities, including renowned restaurants, charming pubs and the award-winning Gorleston beach—named TripAdvisor's UK Beach of the Year in 2023—this home is set in one of the area's most historically significant locations. Cliff Hill has long been an inspiration for creatives, having been used by renowned artists J.M.W. Turner and Joseph F. Lambert for iconic paintings dating back to 1821. Conveniently located close to the A47, providing easy access to Norwich and surrounding areas, and within proximity to the James Paget University Hospital, this property combines cultural significance and proximity to modern amenities, this location offers a unique combination of heritage and lifestyle appeal.





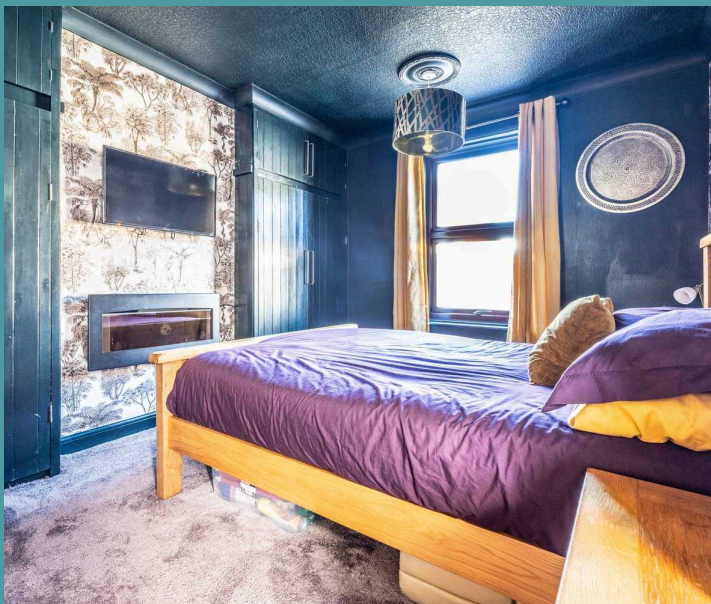
74 Cliff Hill

Gorleston, Great Yarmouth

Cliff Hill

Set on the iconic Cliff Hill within a designated conservation area, this remarkable late Georgian terraced cottage, dating back to the 18th century, is steeped in history and character. Currently under consideration for Grade I listing alongside an English Heritage plaque, the property is accompanied by a fascinating collection of historical artifacts, including conveyancing documents from 1804 and a vintage For Sale sign from 1903 when the house transitioned from Suffolk to Norfolk. The cottage even enjoyed a moment in the spotlight, appearing briefly in Danny Boyle's feature film *Yesterday*, filmed on this picturesque street.

Inside, the home showcases a wealth of period features, including original Georgian floorboards, a kitchen adorned with six-inch Norfolk pamment tiles, and a mix of Edwardian and ledge-and-brace internal doors. The layout includes two spacious double bedrooms off a central landing, two reception rooms, a well-appointed kitchen and a light-filled conservatory opening to a charming courtyard garden. These character-rich details blend seamlessly with modern amenities such as gas central heating, ensuring comfort and style throughout.





74 Cliff Hill

Gorleston, Great Yarmouth

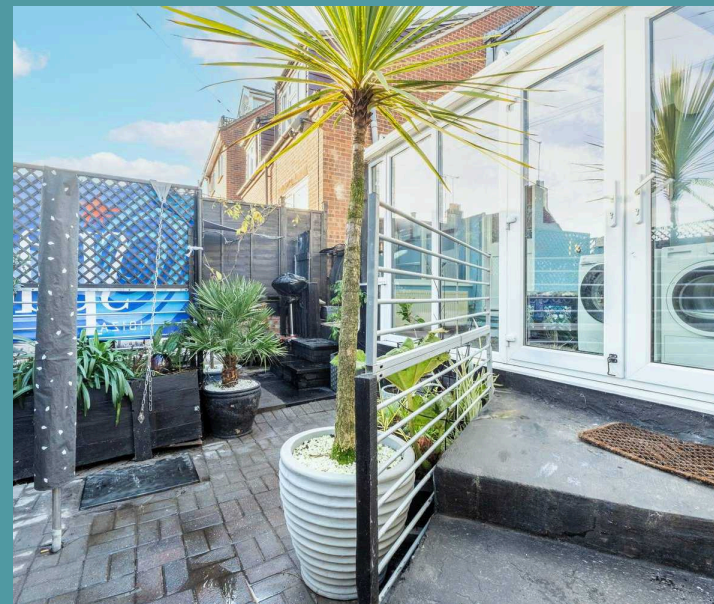
With no onward chain, this property offers a rare opportunity to own a piece of history. The rear courtyard garden, with its brick-weave patio and vibrant planting, provides a serene outdoor environment. Paired with its potential Grade I status and unique documentation dating back to 1804, this cottage is a truly remarkable find in a highly sought-after conservation area.

Agents Note

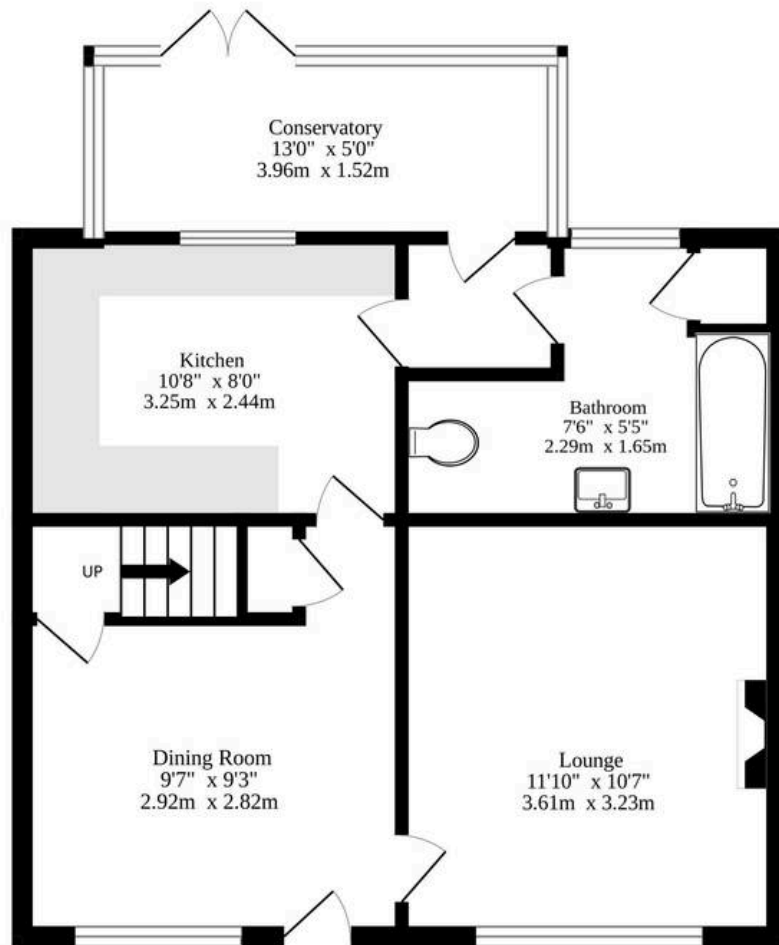
Sold freehold and no onward chain

Conservation Area

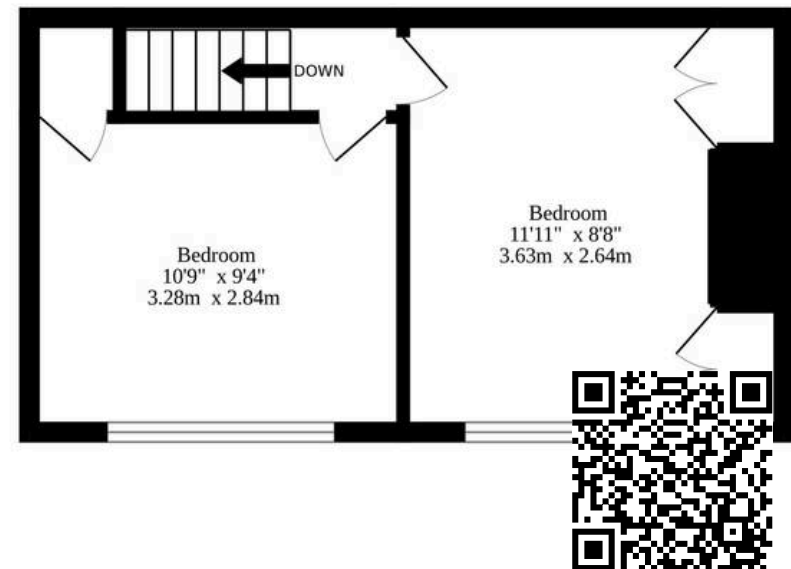
- Late Georgian terraced cottage in a conservation area
- Dating back to the 18th century with rich historical charm
- Sold with no onward chain and accompanied by historical artifacts and documentation from 1804
- Original Georgian floorboards and Norfolk pamment tile kitchen floor
- Edwardian and ledge-and-brace internal doors throughout
- Two double bedrooms off a central landing
- Light-filled conservatory leading to a private courtyard garden
- Conveniently located near Gorleston beach and vibrant amenities
- Close to the A47 and James Paget University Hospital
- Currently in the process of obtaining Grade I listing and an English Heritage plaque



Ground Floor



1st Floor



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.
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