



## 35 High Street, Lowestoft

Guide Price £300,000 - £325,000



# 35 High Street

## Lowestoft

Steeped in over 400 years of rich heritage, this grade II listed, mid 17th century cottage stands as a testament to a bygone era, offering immense potential to convert and adapt to your own preferences and style. Retaining the properties traditional features, including stained glass windows, cast iron fireplaces, exposed brick-work and original wooden beams. Set across five floors, the accommodation is sectioned into a basement workshop, a self-contained annex with additional basement and a main residence, with spacious accommodation located the top three floors. Externally, you will discover an expansive five tiered garden with an outstanding backdrop of the coast. Don't miss the rare opportunity to own a piece of the past while shaping the future according to your own vision.

### Location

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.







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Upon entering this one-of-a-kind residence, you are immediately drawn to the preservation of its traditional features. From the exquisite stained glass windows to the rustic exposed brickwork, the wooden beams to the reclaimed wooden fixtures, every corner of this home dates back to a time within the past 400+ years. The decorative cast iron fireplaces scattered throughout further enhance the historic ambience, giving a glimpse of the bygone era. Greeting you with a long entrance hall, which has been stated to have originally formed as one of Lowestoft's historic "scores" down the cliff to the beach.

Spread across five floors, the accommodation within this property is both spacious and flexible, offering a multitude of possibilities for adaption to your own requirements. The basement level, currently configured as a workshop, comes complete with a store and WC. This presents an opportunity for transformation into a home office or additional accommodation, providing a versatile space for a variety of purposes.





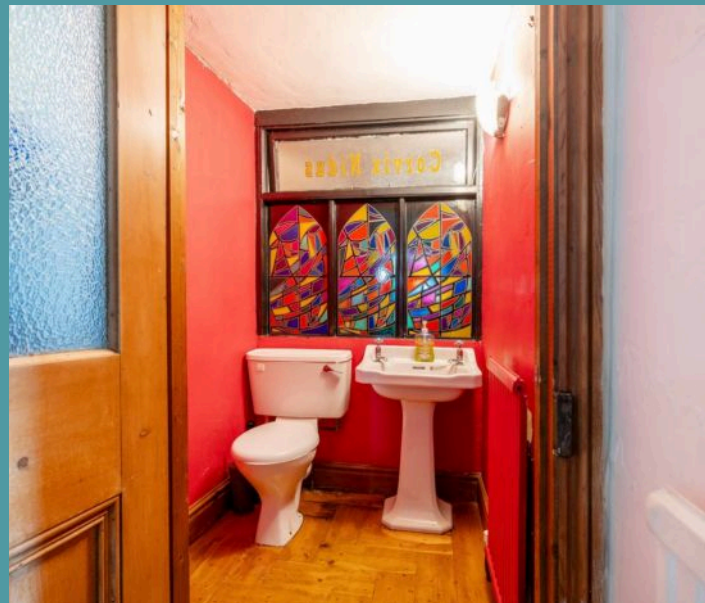


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A self-contained annexe positioned on the ground floor comprises its own hand-crafted kitchen, a bedroom, and a private en-suite. With an additional basement on this floor, this annexe offers a separate living space, with the addition of a utility room and a WC, that is perfect for visitors or extended family members, ensuring privacy and comfort for all.

The main residence itself is set across the top three floors, with two inviting reception rooms, for relaxation and entertaining. The kitchen/dining room serves as the heart of the home, equipped with wall and base units, a Rangemaster oven and functional utility room, to be able to cook your favourite meals. Two well-appointed bedrooms and two additional versatile rooms provide ample space for a growing family.







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Outside, the property reveals an expansive five-tiered garden, cascading down the side of a cliff and offering a breath-taking backdrop of the scenic coast. With an elevated patio area for your outdoor seating arrangements, to take in panoramic views of the surroundings. Terrace 3 features a charming folly with a mosaic pond, fountain, and waterfall that meanders through a well-stocked rookery, leading to a serene fish pond. Below, a brick and wood seating area and a timber shed are complemented by steps that descend to the fully decked fourth terrace, which is home to an olive tree and a brick seating area. Further down, expansive lawned areas are bordered with plants, shrubs, and conifer trees, alongside peach and apple trees, and a grapevine. Overall, this garden offers endless possibilities for outdoor activities and enjoyment.

### Agents notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Parking permit costs - £50 p/a.

Bisected area in the garden for neighbour access, currently not used.

Council Tax Band: C







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### Lowestoft

- Chain free
- Grade II listed mid 17th century cottage, showcasing 400+ years of history
- Retains the properties traditional features including stained glass windows, exposed brick-work, wooden beams, reclaimed wooden fixtures and decorative feature fireplaces
- Spacious and flexible accommodation set across five floors, that has a huge amount of potential to convert and adapt to your own requirements
- Basement level that is a workshop complete with a store and WC, that has the opportunity to be a home office or additional accommodation
- Self-contained annex positioned on the ground floor, including a hand-crafted kitchen, a bedroom and a private en-suite, with an additional basement
- Main residence presents two reception rooms, a kitchen/dining room, two bedrooms and two additional versatile rooms
- Expansive five tiered garden leading down to the side of the cliff, offering a backdrop of the scenic coast
- East-facing windows offering panoramic views of the UK's most easterly point
- Short walk to the coast and the town centre, offering a wide range of amenities

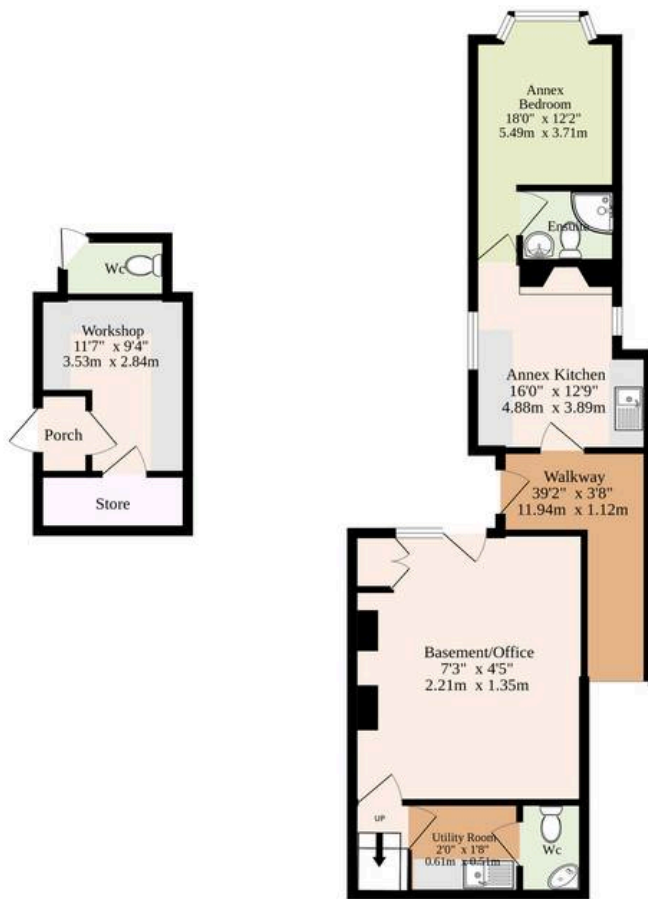
Basement  
188 sq.ft. (17.5 sq.m.) approx.

Ground Floor  
685 sq.ft. (63.6 sq.m.) approx.

1st Floor  
529 sq.ft. (49.2 sq.m.) approx.

2nd Floor  
317 sq.ft. (29.5 sq.m.) approx.

3rd Floor  
289 sq.ft. (26.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2310 sq.ft. (214.6 sq.m.) approx.**

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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