



Britten House, 21 Kirkley Cliff Road

Lowestoft

Minors & Brady

Britten House

21 Kirkley Cliff Road, Lowestoft

Perched on one of Lowestoft's most sought-after coastal stretches, Britten House is a distinguished Grade II Listed residence offering 4,771 sqft across four floors (stms). This exceptional guest house seamlessly combines historic grandeur with modern comfort, featuring a private ground-floor suite ideal for owners or long-stay guests, alongside ten further en-suite guest suites that continue the property's tradition as a thriving boutique destination. The interior showcases high ceilings, ornate period detailing, and uninterrupted sea views, while the beautifully maintained gardens and gated pathway provide direct access to Lowestoft South Beach. With its remarkable provenance as the childhood home of Benjamin Britten and its potential to operate as a luxury guest house or a substantial private residence, Britten House represents a rare opportunity to own a property of both cultural significance and enduring coastal appeal.



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The early home of the British composer Benjamin Britten

Britten House holds a distinguished place in British cultural history as the childhood home of one of the twentieth century's greatest composers, Benjamin Britten. It was here, within these very walls, that Britten's extraordinary musical journey began. The property remained his home until 1934, by which time he had already composed his *Simple Symphony*, *Op. 4* — a work derived from themes he first wrote in this house between the ages of nine and twelve. Britten would go on to become one of the most celebrated figures in modern classical music, renowned for his operas, choral masterpieces, and song cycles written for his lifelong muse and partner, the tenor Peter Pears. Together, Britten and Pears founded Britten Pears Arts, an enduring institution that continues to champion the creativity, innovation, and human spirit at the heart of their work. This remarkable house therefore stands not only as an architectural treasure but also as a living monument to the early genius of a composer whose music continues to resonate around the world.



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Set along one of Lowestoft's most desirable stretches of coastline, Britten House stands as an exquisite example of architectural grace and coastal grandeur. This remarkable Grade II Listed building overlooks Lowestoft's award-winning south beach, the property captures the essence of refined seaside living, where heritage meets the rhythm of the sea.

As you approach along Kirkley Cliff Road, the home's striking façade commands attention with its symmetrical proportions, period detailing, and beautifully maintained front gardens. The large, light-filled windows reflect the coastal sun, while the property's impressive curb appeal sets the tone for what lies within, a place of substance, serenity, and enduring style.

Inside, high ceilings, ornate ceiling roses, traditional fireplaces, and grand stained glass windows speak to a bygone era, blending seamlessly with the comfort and functionality expected of a modern guest house. Every room offers an individual sense of character and warmth, enhanced by the soft murmur of the sea just beyond the windows.



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The ground floor welcomes guests through a gracious entrance hall, leading to two reception rooms that balance formality with comfort, perfect for both intimate gatherings and elegant entertaining. The dining room opens towards the sea, where morning light spills in across polished wood floors. To the rear, a private living area, bedroom, and shower room provide flexibility for owners or long-stay guests, while two large bedrooms with private en-suites offer luxurious accommodation. The lower ground floor offers a cellar space ideal for storage or future conversion.

The first and second floors are dedicated to guest accommodation, eight further en-suite bedrooms are thoughtfully designed to complement the building's original features. From the upper levels, uninterrupted sea views stretch across the horizon, a daily reminder of this home's rare and privileged position.

Outside, the property continues to impress with its beautifully maintained gardens. A gated pathway leads directly to the beach below, offering effortless access to the shoreline. To the rear, a neatly landscaped lawn and brick-paved private car park provide ample space for guests and residents.

Beyond its exceptional beauty and provenance, Britten House offers extraordinary potential. Its current operation as a thriving boutique guest house provides a ready-made business in a location cherished by visitors year-round. Alternatively, for those seeking a home of grandeur and coastal grace, the property lends itself perfectly to being restored as a substantial private residence, a home of music, light, and history overlooking the Suffolk sea.



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Cellar
397 sq.ft. (36.9 sq.m.) approx.

Ground Floor
2054 sq.ft. (190.8 sq.m.) approx.

1st Floor
978 sq.ft. (90.9 sq.m.) approx.

2nd Floor
1341 sq.ft. (124.6 sq.m.) approx.



TOTAL FLOOR AREA : 4771 sq.ft. (443.2 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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