



35 Raglan Street, Lowestoft

Lowestoft

P Resident  
parking  
holders  
only  
← 8am-6pm

SMOKE HOUSE  
LOWESTOFTS MAIN SMOKED FISH CENTRE

35



Minors & Brady

# 35 Raglan Street

Lowestoft

Offered chain free, this distinctive mid-terrace home offers a rare chance to own a piece of Lowestoft's heritage, featuring a Grade II listed smokehouse dating back to circa 1760. The property retains original character while providing two reception rooms, a kitchen ready for modernisation, a ground-floor bathroom and three bedrooms. To the rear, a fully enclosed courtyard leads to the former smokehouse with original brickwork, tiled roof and stable-style doors, a striking reminder of its history. A covered carport with storage adds further practicality, with potential for a workshop or outbuilding subject to planning permission, making this a unique home with character and scope.

- Offered chain free
- Mid-terrace residence with a Grade II listed smokehouse dating back to circa 1760
- A piece of Lowestoft's heritage, retaining its original character features
- Two reception rooms
- Kitchen currently fitted with units, ready to be modernised
- Ground-floor bathroom
- Three bedrooms
- Private courtyard that is low-maintenance
- Covered carport with storage
- Potential to have a workshop or a storage outbuilding (stpp)



# 35 Raglan Street

Lowestoft

## Lowestoft

Raglan Street is situated on the northern side of Lowestoft, within comfortable walking distance of both the town centre and the seafront. Everyday essentials are close at hand, with a small convenience store on Raglan Street itself and a wider selection of independent shops, takeaways and cafés along nearby High Street and London Road North. Larger supermarkets, national retailers and banking facilities are available around the town centre and the Britten Centre, all reachable on foot or within a few minutes by car.

Families are well served for education. The closest primary schools include Northfield St Nicholas Primary Academy and St Margaret's Primary Academy, both within straightforward reach. For secondary education, Ormiston Denes Academy, East Point Academy and Benjamin Britten Academy of Music and Mathematics serve the town and surrounding areas.

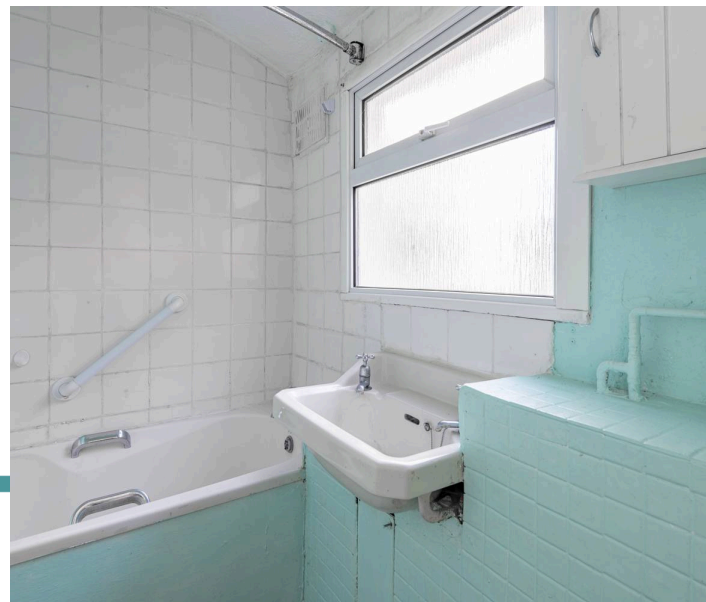
Transport connections are practical. Lowestoft railway station provides rail services to Norwich and onward regional connections, while local bus routes operate along nearby main roads linking residential districts, retail parks and neighbouring coastal villages. By road, the A12 runs through the town, offering routes south towards Ipswich and north into Norfolk.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage. Gas central heating.

This property comes with a Grade II listed smokehouse.



M&B

# 35 Raglan Street

Lowestoft

Offered chain free, this mid-terrace residence represents a rare opportunity to acquire a home of genuine historical interest, incorporating a Grade II listed former smokehouse dating back to circa 1760. A distinctive part of Lowestoft's built heritage, the property retains a number of original character features that reflect its past, while offering clear scope for modernisation throughout.

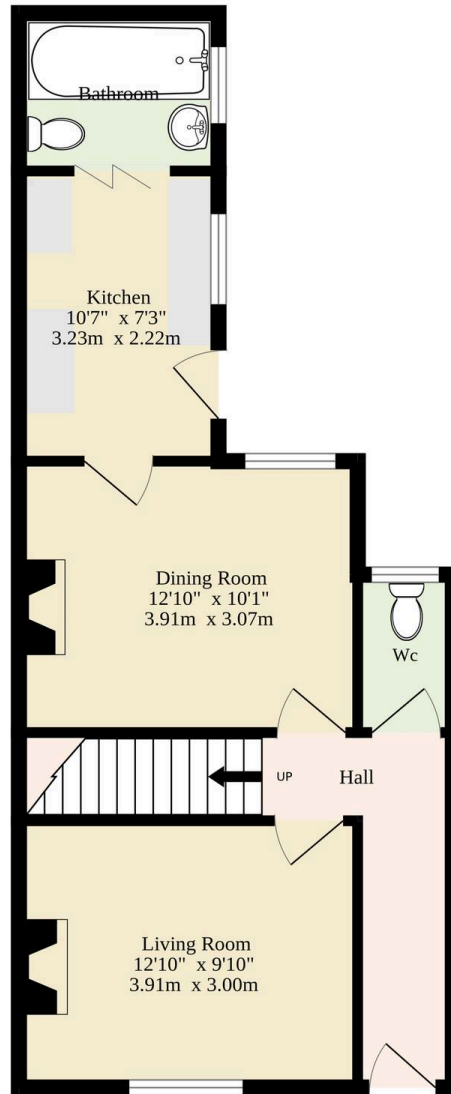
The internal accommodation is arranged over two floors, with two reception rooms providing versatile living and entertaining space. The kitchen is currently fitted with units and is well placed for updating to suit contemporary requirements. A ground-floor bathroom completes the downstairs layout. On the first floor, there are three bedrooms, offering flexible use for family life, guest space or working from home.

To the rear, a fully enclosed brick-walled courtyard provides privacy and leads directly to the notable former smokehouse. This striking and increasingly uncommon structure features original brickwork, a tiled roof, stable-style doors and a wealth of historic detailing, offering real presence and potential for a variety of future uses, subject to the necessary consents.

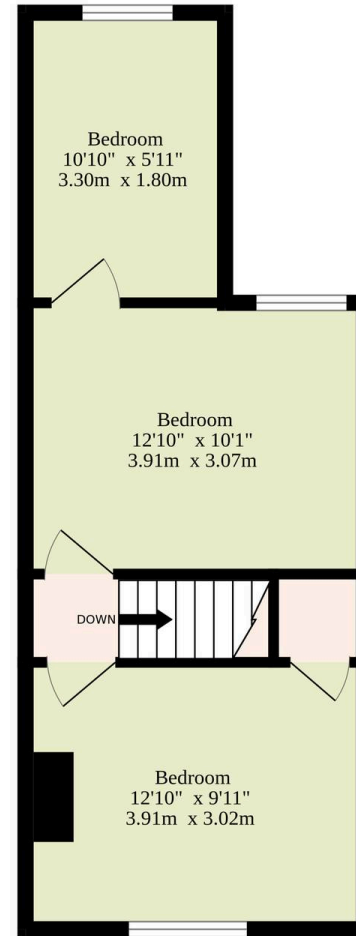
Further benefits include a covered carport for off-road parking, with useful storage.



Ground Floor  
333 sq.ft. (30.9 sq.m.) approx.



1st Floor  
320 sq.ft. (29.7 sq.m.) approx.



Sqft Excludes Halls And Bathroom Facilities.

TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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# Dreaming of this home? Let's make it a *reality*.



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