



5 Ferry Hill, Gorleston

Great Yarmouth



Minors & Brady

5 Ferry Hill

Gorleston, Great Yarmouth

A property with genuine presence, this beautifully renovated former public house offers a compelling combination of heritage, craftsmanship and modern comfort in a position overlooking the river. The house has been thoughtfully updated throughout, featuring a superb open-plan kitchen centred around the original bar, generous living areas, five double bedrooms including a well-appointed principal suite, and an extremely private south-facing garden designed for easy outdoor living. High-quality fixtures and fittings, from the bespoke kitchen cabinetry and range cooker to the fitted blinds, shutters and wood-burning stove, are all included, creating a home that feels characterful, practical and ready to enjoy. With its conservation-area setting, flexible layout and distinctive sense of identity, this is an exceptional opportunity to acquire a riverside property with real depth and appeal.

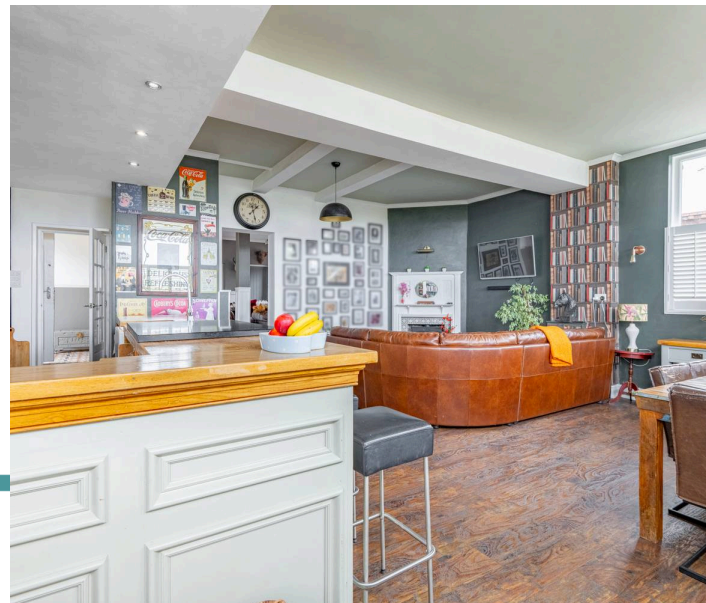
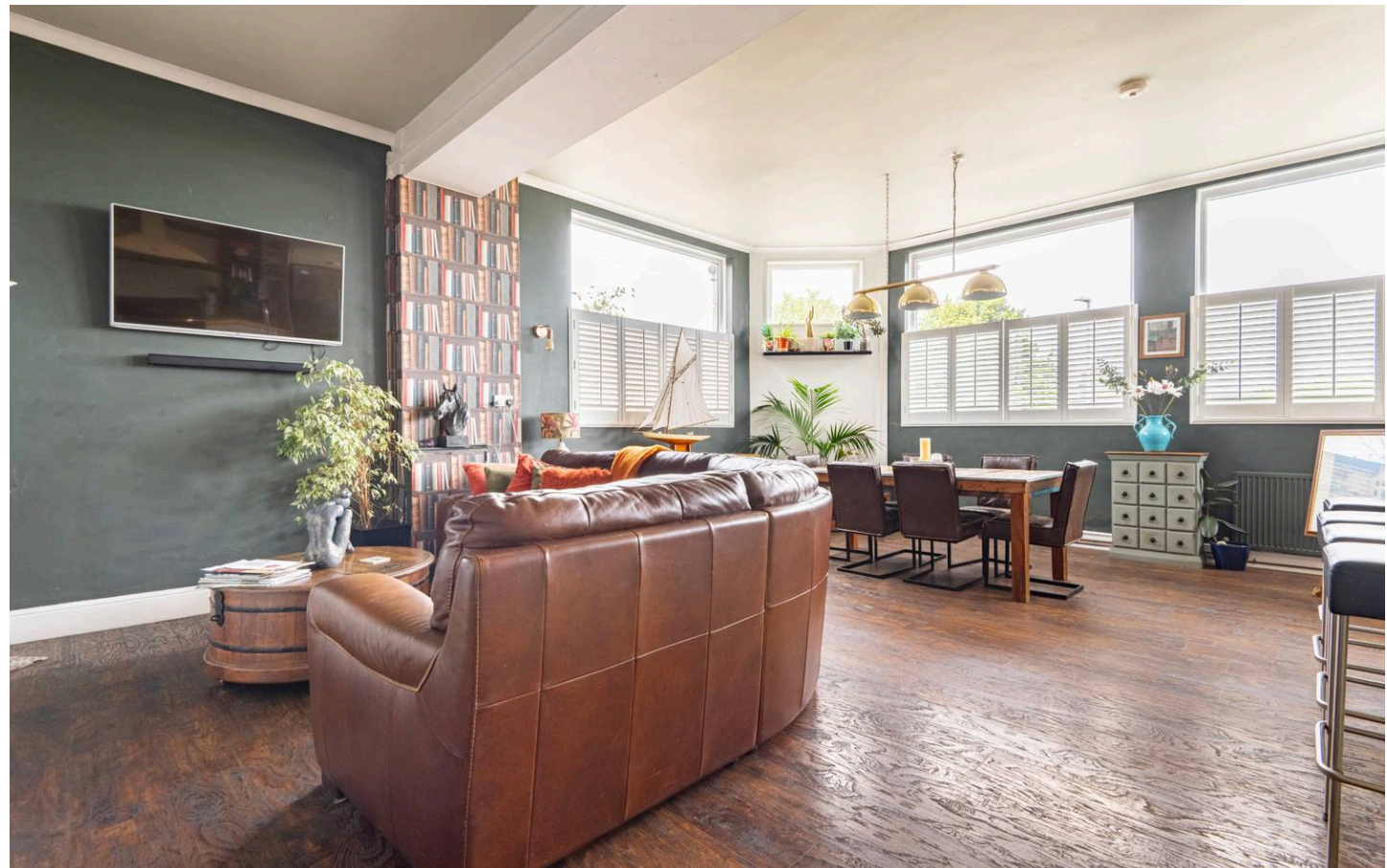
Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note that this property sits within a conservation area.



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- Renovated detached former public house with strong local heritage and open views across the river
- Well-presented throughout with character features retained and high-quality modern upgrades introduced
- Quality fixtures and fittings included, such as the range cooker, Butler sink, fitted blinds, shutters and wood-burning stove
- Impressive open-plan kitchen/living space featuring the original bar, bespoke cabinetry, solid-wood worktops and quality appliances
- Five double bedrooms, including a principal suite with fitted dressing room storage and a private en-suite
- Additional living room and separate study offering versatile options for family living, working from home or guest accommodation
- Stylish bathroom and shower room facilities with a mix of modern and period-inspired fittings and finishes
- Extremely private south-facing garden with lawn, established planting, ornamental pond and multiple seating areas
- Gated driveway providing generous parking, along with a useful cellar offering further storage
- Gas central heating and double glazing throughout, with the property presented in excellent overall condition



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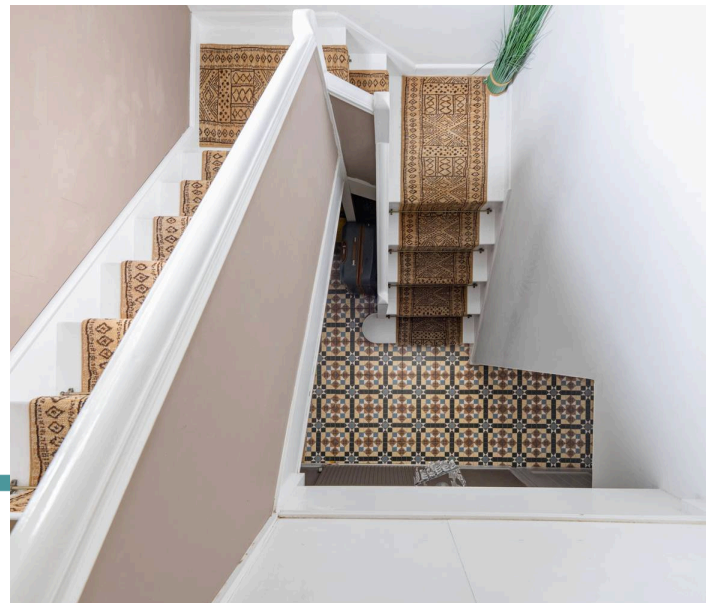
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Gorleston, Great Yarmouth

Gorleston

Ferry Hill sits in a quiet residential pocket of Gorleston-on-Sea, elevated just enough to give a sense of openness while still being only a short walk from the wide sandy beach and clifftop promenade. The area blends coastal calm with everyday convenience: Morrisons on Dock Tavern Lane and Aldi on Belton Road are the nearest supermarkets, both only a few minutes' drive, with Tesco Extra at Cobholm close by as well. Families benefit from proximity to well-regarded schools, including Ormiston Herman Academy, St Mary's Catholic Primary School, and Cliff Park Ormiston Academy, all within the local catchment.

Transport links are straightforward, with regular bus services running along Lowestoft Road towards Great Yarmouth, Lowestoft, and the wider Norfolk/Suffolk coast, while the A47 provides quick road access for commuting. The lifestyle here is relaxed and outdoors-focused, morning beach walks, easy access to cafés and independent shops, and a friendly neighbourhood feel that makes day-to-day living simple and enjoyable.



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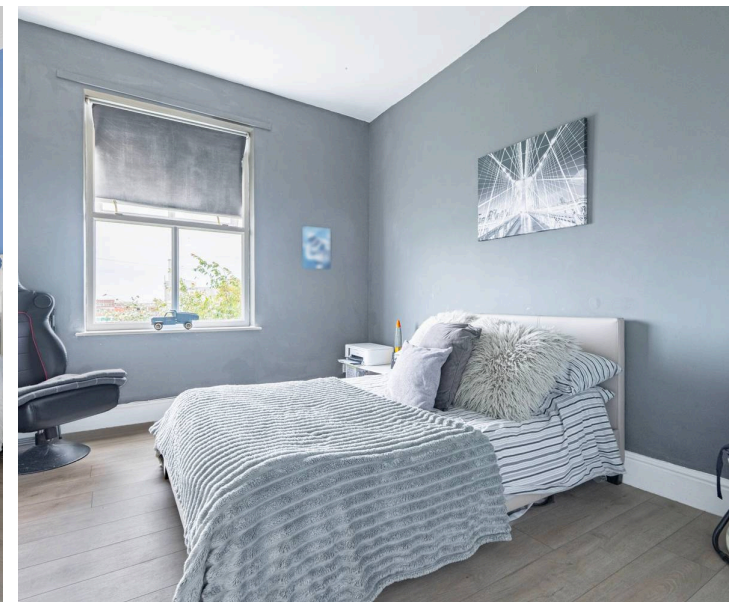
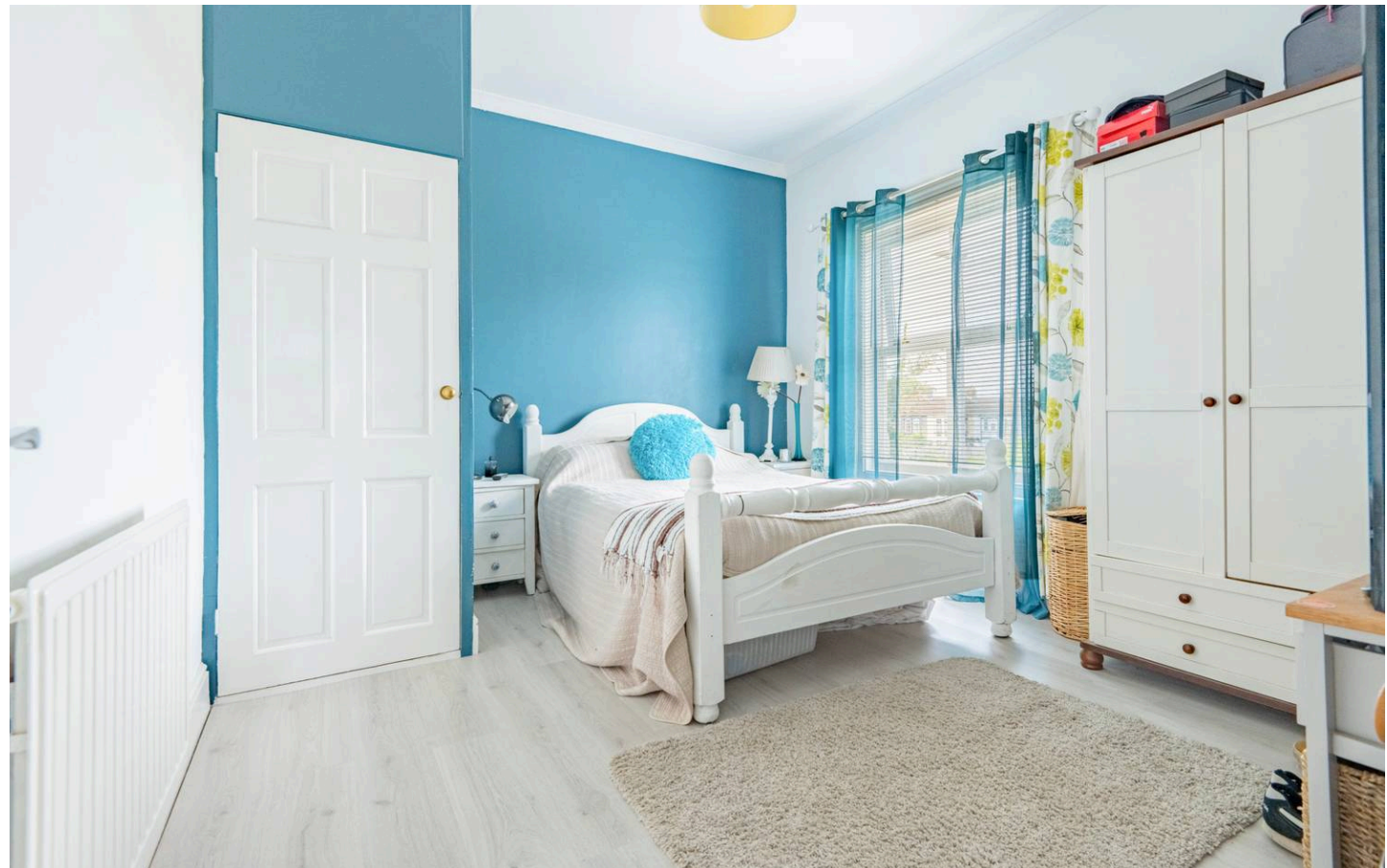
Gorleston, Great Yarmouth

Formerly the Ferry Boat Inn, this distinctive detached property has been sensitively renovated to create a stylish and versatile family home. Set within a conservation area and positioned to enjoy superb views across the river, it combines heritage features with a high-quality specification and generous living spaces.

The renovation has been carried out with care, preserving the building's identity while introducing contemporary fixtures and fittings that enhance comfort and usability throughout.

The entrance vestibule leads into a well-presented living room, where decorative wall panelling, fitted shutters and high-quality flooring create an immediate sense of refinement. From here, the house opens into an impressive kitchen/breakfast/living room, a superb open-plan space designed for modern living.

The bespoke kitchen incorporates the original solid-wood bar, now reimagined as a striking centrepiece with integrated storage and a breakfast bar. Solid-wood worktops, a ceramic Butler sink, metro-tiled splashbacks and a matching range cooker with induction hob and extractor are all included. The American-style fridge/freezer remains in place, and recessed lighting and fitted blinds complete the space. The living area is anchored by a wood-burning stove set within a characterful chimney breast, adding warmth and atmosphere.



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A separate study offers flexibility as a home office or additional bedroom if required. The ground floor also includes a utility room with fitted sink and appliance space, and a beautifully styled bathroom featuring a freestanding bath, period-inspired fittings and timber panelling. A cellar beneath the property provides excellent storage.

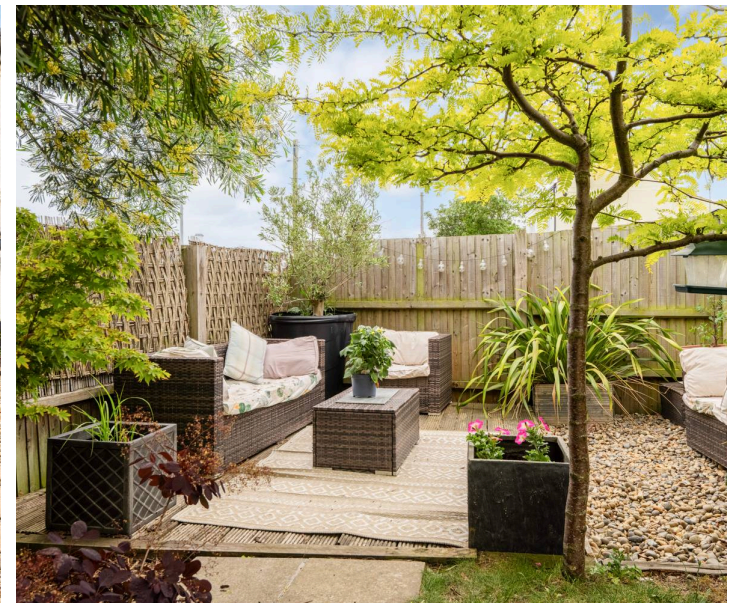
The first-floor landing leads to five double bedrooms, each with its own outlook and character. The principal suite enjoys river views, a dedicated dressing room fitted with hanging rails and storage, and a private en-suite with a tiled shower enclosure, vanity unit and modern fittings.

The remaining bedrooms are well proportioned, with fitted blinds and views towards the garden or river. A contemporary family shower room serves this floor, finished with a modern vanity unit, tiled shower and heated towel rail.

The south-facing garden is elevated and extremely private, arranged with areas of lawn, established planting, an ornamental pond and two seating terraces that follow the sun throughout the day. It is a space designed for outdoor dining, gardening and relaxed time spent at home. A gated driveway provides generous parking, and the conservation-area setting adds to the sense of heritage and distinction.

A rare opportunity to acquire a distinctive riverside home with a rich history, generous accommodation and a high-quality finish throughout. The combination of character, craftsmanship and flexible living space makes this an appealing choice for buyers seeking a property with individuality and presence.

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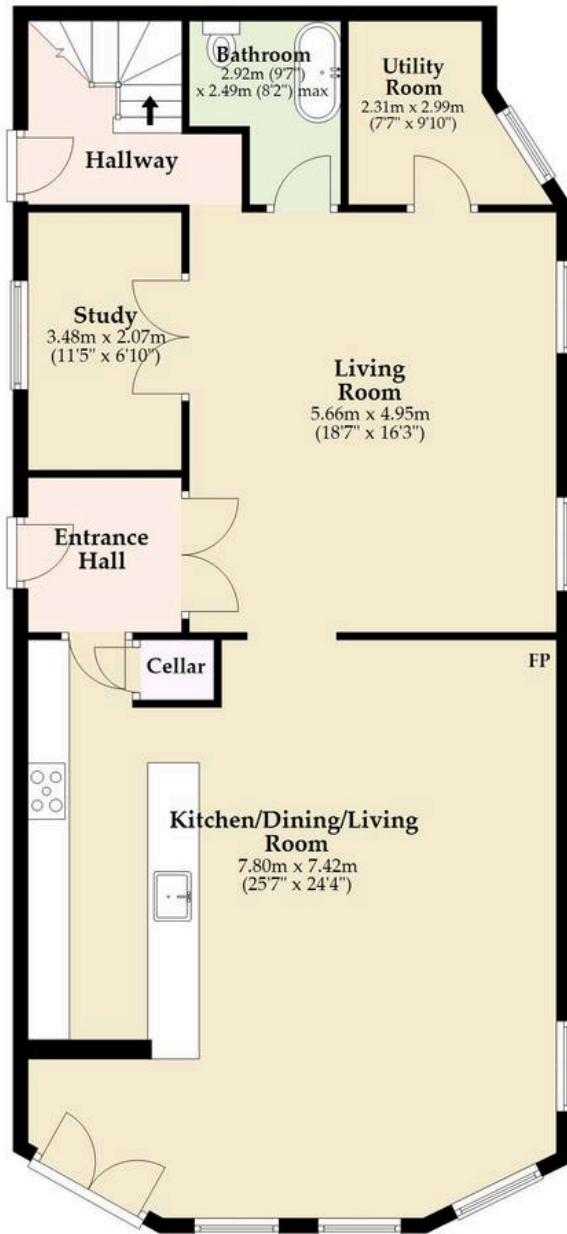




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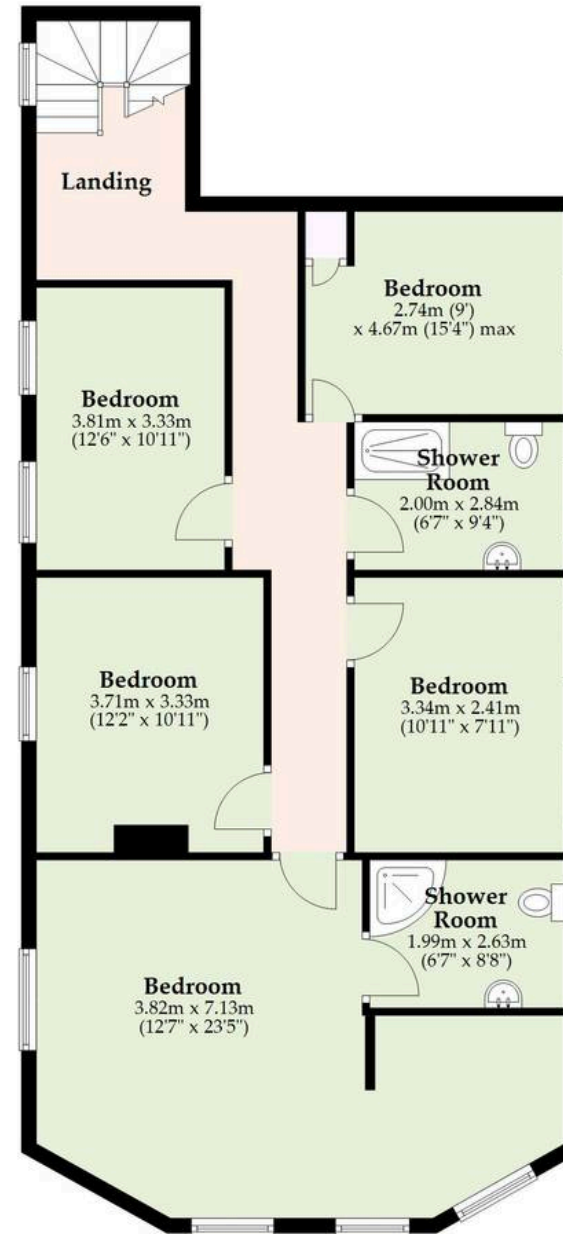
Ground Floor

Approx. 113.0 sq. metres (1216.3 sq. feet)



First Floor

Approx. 104.0 sq. metres (1119.7 sq. feet)



Total area: approx. 217.0 sq. metres (2336.0 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.

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Senior Property Consultant



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