



ADDRESS

1 The Mews
Royal Naval Hospital
Great Yarmouth
Norfolk
NR30 3JU

TENURE

Freehold

STATUS

Chain Free

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“ONCE THE BLACKSMITHS’ COTTAGES, THIS HOME IS NOW PART OF A REMARKABLE CONVERSION IN THE GROUNDS OF THE ROYAL NAVAL HOSPITAL, ONE OF GREAT YARMOUTH’S MOST DISTINGUISHED HISTORIC SITES.”

1 The Mews, Royal Naval Hospital, Great Yarmouth, Norfolk, NR30 3JU

Freehold | 850 sq ft / 79 sq m

The Tour: There is a rare quality to life within the Royal Naval Hospital — a sense of stepping through time. Designed by William Pilkington and completed in 1811, the Grade II* listed complex once served as a place of convalescence for sailors of the Napoleonic wars. Its grand quadrangle, lime-lined avenues and arcaded walkways today provide a setting of quiet dignity, its historic buildings reimaged in the 1997 award-winning conversion that brought new life to this architectural treasure.

Number 1 The Mews once formed part of the blacksmiths’ cottages, where the forge supplied the daily needs of the hospital. Now a private two-bedroom home, it retains the sturdy character of its brickwork and hardwood sash windows, balanced with modern comforts. Freshly redecorated and newly carpeted, it is ready for its next chapter.

The living room is a wonderfully bright space, where tall windows cast light across the floor and frame views of the inner courtyard. Chandeliers lend a graceful touch to the otherwise simple architecture, echoing the building’s Georgian restraint. A kitchen adjoins, arranged for practical use yet warm enough to gather in.

The two double bedrooms lie quietly to the rear, overlooking the private walled garden — a sheltered plot with ample room for planting, sitting out, or tending pots. A family bathroom, separate utility, and built-in storage complete the interior. The house is heated by a modern gas-fired combination boiler, discreetly serving the home without intruding on its period character. A garage is included, set within a block close by.

The Area: The Royal Naval Hospital is a place apart — a community within walls, steeped in maritime history yet just moments from the bustle of Great Yarmouth. Residents enjoy shared access to sweeping lawns, tree-lined walks, and sheltered courtyards, creating a rare blend of heritage and neighbourly seclusion.

Beyond the gates, Great Yarmouth offers sandy beaches, historic quaysides, and a growing cultural life alongside everyday amenities. The town has long drawn those seeking sea air and a slower rhythm, with Norwich — just over 20 miles inland — providing theatres, cathedrals, and fast rail links to London.

Local education options include Great Yarmouth Primary Academy and St. George’s Primary & Nursery School, with Great Yarmouth Charter Academy serving secondary pupils. For those downsizing or retiring to the coast, the Royal Naval Hospital offers something altogether more rare: a chance to live within the fabric of history, in a setting of peace and permanence.



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Points to Consider;

- Tenure: Freehold
- Service Charge: Approximately £700 per annum
- Construction: Former blacksmiths' cottages, part of 1997 award-winning conversion of the Royal Naval Hospital
- Fenestration: Hardwood sash windows
- Heating: Gas central heating via combination boiler
- Energy Performance Rating: D 63
- Average Heating & Lighting Costs: £1,240 *
- Council Tax: Band C (£2,024.86)
- Broadband: Superfast, up to 39 Mbps downloads / 8 Mbps uploads†
- School Catchment: Great Yarmouth Primary Academy, St. George's Primary & Nursery School, Great Yarmouth Charter Academy

The Legal Bit: At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package





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- Living room detail
- Living room
- Kitchen
- Chandelier





- Kitchen
- Hallway
- The Great Court & Clock Tower
- Ramped access and store room





Living room



Kitchen



Open fire place



Original character details



Primary bedroom



Bathroom



Bathroom



Second bedroom



Courtyard



Private rear gardens



Garage and Parking



The Great Court



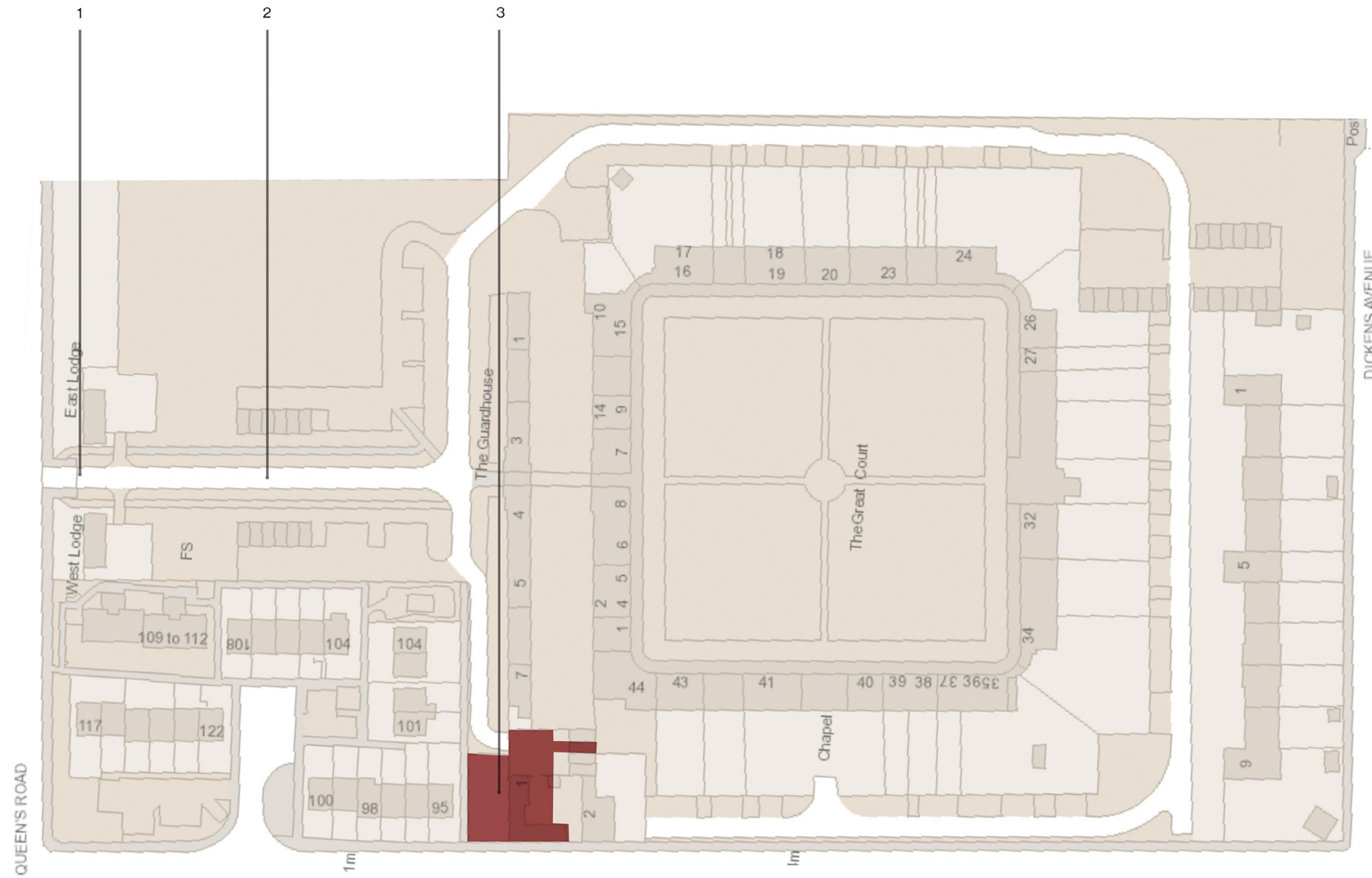
Rear gardens



The Royal Naval Hospital



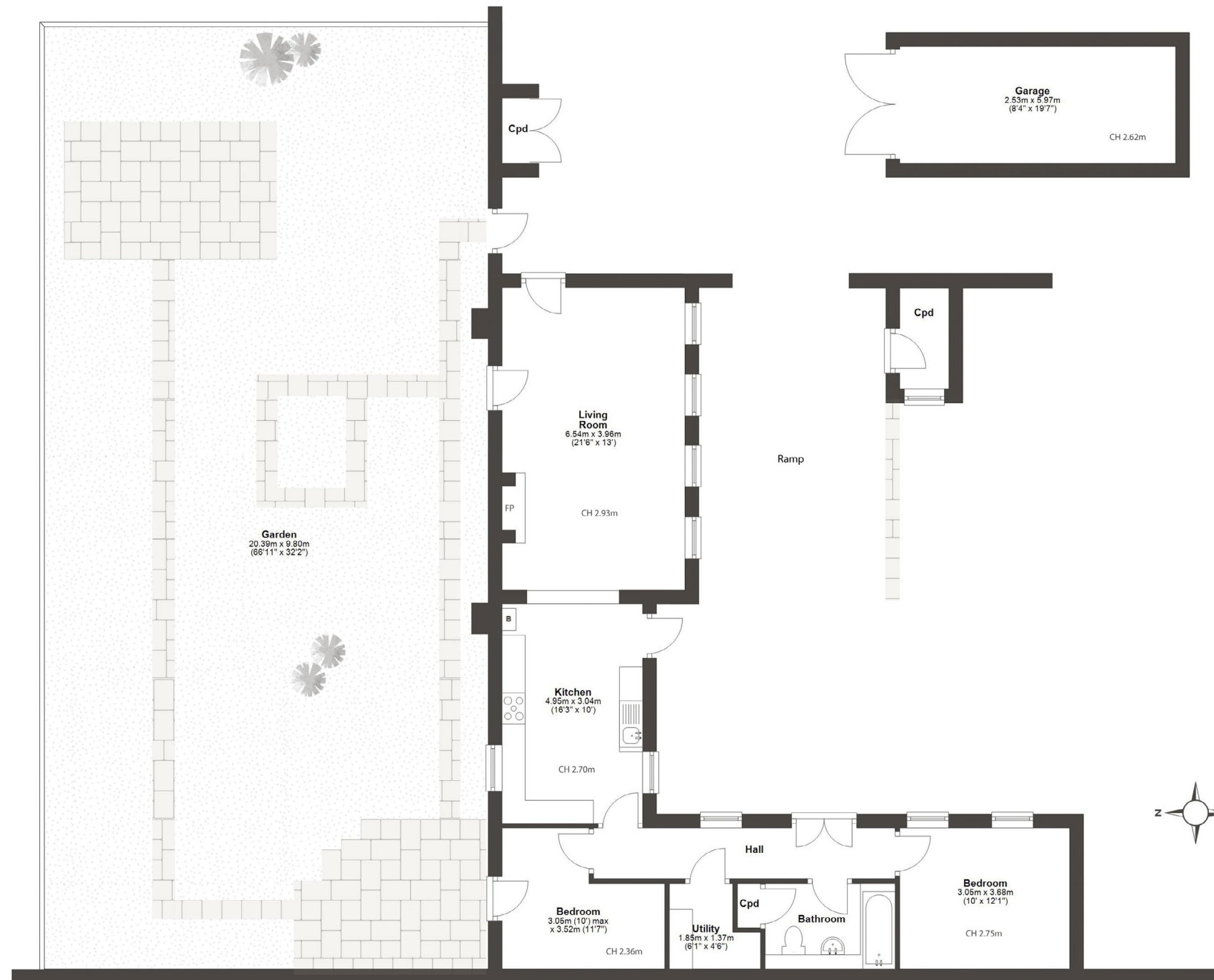
Approach to The Mews



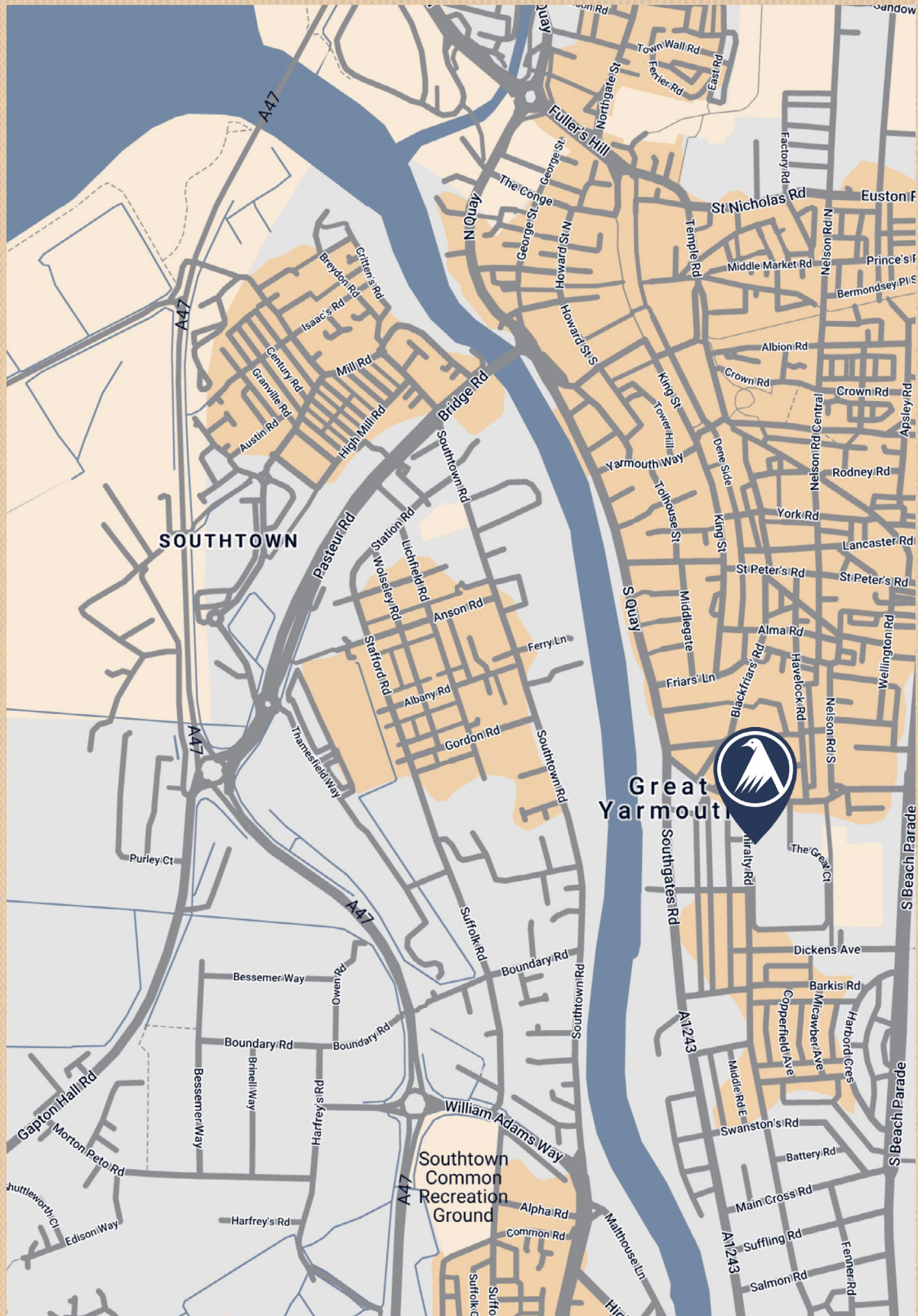
- 1. Gated estate entrance
- 2. Estate roads
- 3. Residence



Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data.
 Plan not to scale.



Total area: approx. 79.0 sq. metres (850.4 sq. feet)



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