



CLIFF HOUSE, BANK TOP, CULLERCOATS, NORTH SHIELDS

Tyne and Wear, NE30 4QJ



AN ICONIC GRADE II* LISTED GEORGIAN RESIDENCE

Local Authority: North Tyneside Council

Council Tax band: F

Tenure: Freehold

			EPC
6	2	4-5	TBC

Accommodation:

Reception Hall | Living Room | Lounge | Dining Room | Kitchen | Snug | Utility Room | Study Area | Principal Bedroom | Five Further Bedrooms | Bathroom | Shower Room | Separate WC

Cellars: Two extensive cellar rooms

Attic Floor: Large attic accommodation

Outside: Private enclosed courtyard garden



THE PROPERTY

An iconic Grade II* Listed Georgian residence dating from 1768, occupying an unrivalled cliff-top position above Cullercoats Bay with breathtaking panoramic sea views, extensive family accommodation and a rich maritime heritage.

Cliff House is one of the North East's most remarkable coastal homes. Built in 1768 for Captain Thomas Armstrong, the customs officer who later became known locally as the "Smuggler King", this exceptional Grade II* Listed residence occupies a spectacular position overlooking Cullercoats Bay and the North Sea. Rarely available, the property combines over 250 years of history with substantial and versatile family accommodation. Former owners include the renowned Arkwright family, while the 6th Duke of Devonshire was a regular visitor.

Meticulously maintained by the current owner, the house offers an increasingly rare opportunity to acquire a landmark coastal residence of exceptional character and significance.





THE PROPERTY

A welcoming reception hall leads to a series of elegant reception rooms, each displaying the character and proportions expected of a Georgian house.

The magnificent living room enjoys three large sash windows framing breathtaking views across Cullercoats Bay, whilst the lounge also benefits from stunning coastal vistas. A formal dining room provides an ideal space for entertaining.

The kitchen is fitted with a range of units and enjoys direct access to the courtyard garden, with a utility room and snug providing further flexibility for modern family living.

The first floor offers six generous bedrooms arranged around a striking landing illuminated by an atrium-style glazed roof. The principal bedroom enjoys spectacular sea views, whilst the remaining bedrooms provide excellent accommodation for family and guests. A family bathroom, shower room, study area and separate WC complete the first-floor accommodation.

Extensive cellars and a substantial attic floor provide valuable ancillary space and further potential, subject to the necessary consents.





EXTERNALLY

To the rear of the property is a delightful private courtyard garden, providing a sheltered setting for outdoor dining and relaxation.

The property's defining feature is undoubtedly its extraordinary cliff-top position. Enjoying uninterrupted views across Cullercoats Bay, the harbour and the North Sea beyond, Cliff House occupies one of the most iconic and sought-after coastal settings in the region.

The adjoining Cliff Top Cottage may also be available by separate negotiation, offering potential for guest accommodation, multi-generational living or holiday letting.





SITUATION

Cliff House occupies a prime position within the heart of historic Cullercoats, renowned for its picturesque bay, sandy beach and strong maritime heritage. The neighbouring centres of Tynemouth and Whitley Bay offer an excellent range of shops, restaurants and leisure amenities, whilst Newcastle upon Tyne provides comprehensive commercial, cultural and educational facilities.

Combining historic significance, timeless architectural character and one of the finest coastal outlooks in the North East, Cliff House represents a truly unique opportunity.





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