EDWARD WARD COURT

GAYTON, NORFOLK, PE32 1PJ

BROWN & Co

DESCRIPTION

Brown & Co are delighted to offer an exceptional detached new home, part of the Hall Farm Barns development in Gayton, Norfolk.

Edward Ward Court at Hall Farm Barns comprises a selection of six barn conversions and barn style new builds of varying design and size in Gayton, Norfolk. Each of the properties are beautifully built and finished and first hand inspection is essential to see what each property offers. Some of the properties have stunning views over the local church. Developments such as this are rarely seen in West Norfolk with Gayton itself being a sought after village due to the excellent local amenities including junior school, award winning butchers and deli, mini market, post office and historic public house The Crown. Also, Gayton provides very easy access to the local hospital (6.5 miles approx.) and mainline station to London, Ely and Cambridge (7.5 miles) in King's Lynn.

The first four properties completed are a selection of styles set around a crew yard design accessed via a shared private roadway which leads past a field with views over the church. There are both three and four bedroom properties.

This particular property is the largest (in region of 2800 sqft. Stms.) and offers stunning contemporary living spaces in a classic barn conversion style and should be viewed to fully appreciate. Briefly the accommodation comprises entrance hallway which wraps around into a breath-taking open plan living, family, dining and kitchen room which is 15m in length and constructed of bespoke oak king post trusses and has a partially glazed roof. Furthermore there is a sitting room, study with field views, utility room, shower room and ground floor en-suite bedroom. Upstairs there are three stunning en-suite bedrooms. One of the bedrooms has double doors and 'Juliet' balcony with an awesome view of the village church. Outside there is a double cart shed style carport and enclosed garden which has a huge patio from the open plan area and is to be turfed prior to occupation.

We cannot stress enough how essential first hand inspection of this stunning property is.

Viewing is by appointment only please contact the office on 01553 770771.

SERVICES

Services: Air Source Central Heating and Mains water and drainage
EPC: TBC
Council Tax Band: TBC

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure there are in working order.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION:

- Absolutely outstanding detached barn style new build
- Incredible open plan living
- Four bedrooms all with en-suites and further shower room
- Amazing view to village church
- Village amenities readily accessible
- Mainline train station accessible – 7.5 miles
- Air source heating
- Double cart shed car port style garage

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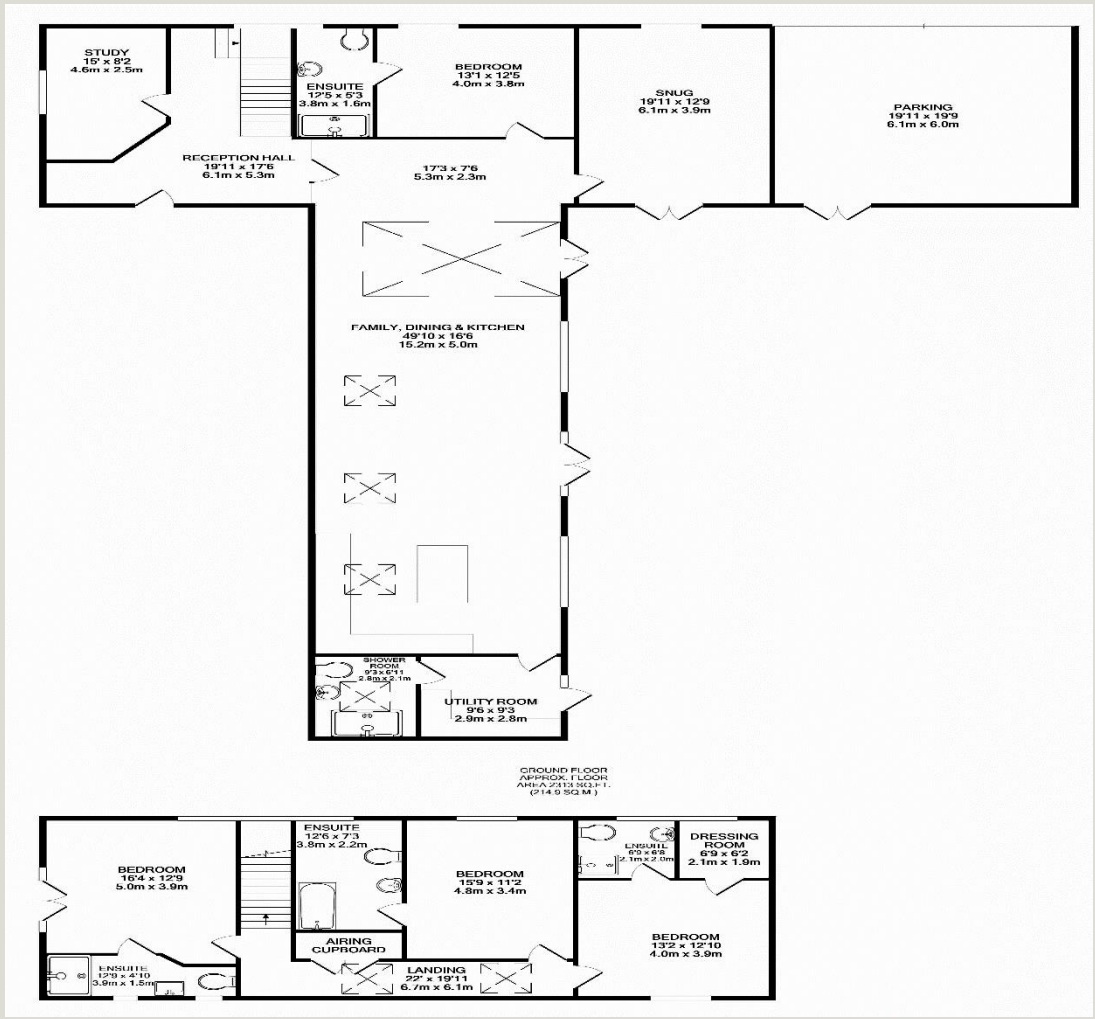

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