



THE STORY OF

Hall Farmhouse

Gayton, Norfolk

SOWERBYS



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Back Street, Gayton, Norfolk
PE32 1PJ

Grade II Listed Farmhouse
Dating Back to 1587 DWC

Extensively Renovated and Extended
with No Expense Spared Approach

Approx. 5,800 sq. ft. of Versatile Living Space

Five Double Bedrooms, including
Multiple En-Suites

Hexagonal Home Office, Sun Room,
Snug, and Multiple Reception Rooms

Bespoke Kitchen and Open-Plan Family
Space Ideal for Entertaining

Landscaped Front and Rear Gardens
with Mature Planting and Peaceful
Views and Brick Walled Boundaries

Double Garage, Gated Driveway,
and Additional Outbuildings

Sought-After Village Location in Gayton
with Strong Community Feel

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Nestled in the heart of the sought-after village of Gayton, Hall Farmhouse is an exquisite Grade II listed residence that perfectly captures the romance of Norfolk's architectural heritage while offering every modern comfort. Dating back to the late 16th century, this remarkable home is steeped in history—its earliest origins traced to circa 1587 DWC, a date still proudly etched in the original stone plinth beneath the gable end chimney.

Painstakingly restored and extended over a number of years by the current owner, the property has been transformed to an exceptionally high standard, blending period elegance with bespoke craftsmanship and a no-expense-spared approach throughout.

From the moment you arrive through the gated entrance, the home's classic whitewashed brick exterior, mellow clay tiled roof, and soft green sash windows evoke an undeniable sense of place. Step inside, and you're welcomed into an expansive ground floor where generous proportions and natural flow create a home equally suited to grand entertaining and intimate family life.

The heart of the home is the stunning open-plan kitchen and family room, a space designed for socialising, cooking, and relaxing. The dining room invites memorable meals with guests, while the sitting room, flooded with light, offers views across the manicured gardens. A snug, utility, and boot room enhance the home's functionality, alongside a charming hexagonal office with timeless character.

Upstairs, the principal suite is a true retreat — boasting a luxurious en-suite bathroom and walk-in wardrobe, complemented by four further spacious bedrooms, two of which also feature en-suite facilities. A vast attic space adds incredible flexibility for hobbies, storage, or further conversion (subject to planning).

Outside, beautifully landscaped gardens envelop the house, providing a tranquil backdrop to every window and offering private spots to enjoy the seasons. Whether basking in the sun room surrounded by books or gathering on the rear terrace for summer dining, the outdoor spaces are just as inviting as those within.

Beyond its physical beauty, Hall Farmhouse represents a unique lifestyle — deeply rooted in community and countryside. Set in the vibrant village of Gayton, residents benefit from local shops, an excellent primary school, and wonderful walks stretching toward Shouldham Warren, Narborough, and West Acre Gardens. The coast is easily accessible, and King's Lynn's mainline station offers swift connections to Cambridge and London.

This is a home of rare quality, unique, enveloping, and rewarding — a true Norfolk treasure, waiting to be discovered.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Gayton

A THRIVING COMMUNITY WITH
UNSPOILT RURAL CHARM

A popular rural village, Gayton has a primary school, a pub called The Crown which serves excellent food, a petrol station incorporating a shop and a post office, hairdressers, family owned butcher with a deli, playing fields and a pleasant allotment site with plots of varying sizes.

Nearby are the Sandringham Estate and the open beaches of North-West Norfolk. The area has good access to footpaths and bridleways and to the east is Peddars Way, a 93 mile long path from Suffolk to Holme-next-the Sea linking up with the Norfolk Coastal Path.

Gayton is a thriving village in West Norfolk at the centre of the Gayton Group of Parishes. St Nicholas Church is very much a part of village life and is currently seeing a revival.

Gayton has a good bus service to King's Lynn which is perched on the banks of the River Ouse and has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.



Note from the Vendor



“This home has always felt unique to me — enveloping, full of life, and deeply rewarding to live in.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///himself.intruded.coughed

AGENT'S NOTE

Please note, one neighbouring property, Field Cottage, has a pedestrian right of access from Back Street to the gate at the side of their property over the first few metres of Hall Farmhouse's driveway.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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