



THE STORY OF

Spinney Lodge

Gayton, Norfolk

SOWERBYS



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Spinney Lodge

Gayton, Norfolk
PE32 1QO

Self-Built Detached Home in
Popular Gayton Village

Set on Over 1.5 Acres (STMS) of
Magical Mature Gardens

Impressive Vaulted Sitting Room
with Alpine-Style Fireplace

Generous Entrance Hall and Dining
Area, Perfect for Entertaining

Garden Room Overlooking
Open Lawn and Grounds

Large Kitchen/Breakfast Room
with Separate Utility

Ground Floor Principal Bedroom with En-Suite

Three First-Floor Double Bedrooms
and Two Additional Bathrooms

Substantial Two-Storey Outbuilding
with Triple Garage and Studio

Offered with No Onward Chain

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There are homes that simply provide shelter, and then there are homes like Spinney Lodge - a true lifestyle property, shaped with care and heart by its late owners to create their own slice of Norfolk paradise. Set in a wonderfully private and mature plot, this hidden gem offers something rarely found; serenity, space, and the opportunity to create something truly special.

Tucked behind a sweeping carriage driveway, the house unfolds into a generous and versatile layout of over 3,700 sq. ft. The spacious entrance hall and dining area form the heart of the home - wonderfully open, welcoming spaces designed for entertaining and gathering with loved ones. The sitting room is truly striking, with a dramatic vaulted ceiling and an impressive fireplace, ideal for cosy evenings in front of the fire.

Flowing from here, the garden room offers the perfect spot to enjoy morning coffee with views stretching out across the open lawn - an ever-changing natural backdrop through the seasons. The large kitchen/breakfast room is perfectly placed for family life, with easy access to the adjoining utility room.

For those working from home, the study provides a peaceful space away from the main living areas, while a ground floor shower room adds functionality for guests or multi-generational living. The principal bedroom, also located on the ground floor, enjoys the privacy of its own en-suite and built-in storage, making it a particularly versatile option for long-term living.





... a true lifestyle property, shaped with care and heart by its late owners to create their own slice of Norfolk paradise.



Upstairs, there are three further double bedrooms, all with individual character and served by a family bathroom and additional en-suite, ideal for accommodating visiting family or growing households.

Outside, the property's charm continues with just over 1.5 acres (STMS) of stunning gardens - an enchanting blend of open lawns, woodland areas, meadow grass, a kitchen garden and vibrant flower beds. This is a space for exploration, relaxation, and connection with nature.

To the rear of the garden sits a substantial two-storey outbuilding, offering a triple garage, WC, storerooms, and an upper-level studio or workshop - ideal for creatives, collectors, or anyone in need of serious storage or hobby space.

Set on a peaceful and particularly desirable road in the picturesque village of Gayton, with easy access to nearby amenities and the Norfolk coast, Spinney Lodge offers the rare chance to create a forever home in an idyllic setting.





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.

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 Sowerbys



“A lovingly self-built Norfolk retreat with magical gardens and endless potential, set on over 1.5 acres (STMS) in one of West Norfolk's most desirable village settings.”



SERVICES CONNECTED

Mains electricity, drainage and water. Oil fired central heating and open fire.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 2434-2717-1131-5350-4121

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///dishes.ringside.sneezing

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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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