



THE STORY OF

1 Church Farm Barns

Gayton, Norfolk

SOWERBYS



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Back Street, Gayton, Norfolk
PE32 1QR

No Onward Chain for a Smooth Move

Four Double Bedroom Barn Conversion

One Bedroom Annexe with En-Suite

Spacious Sitting Room for Entertaining

Principal Bedroom with En-Suite Shower

Landscaped Garden with Patio and Lawn

Parking for Multiple Vehicles

Dining Room, Study and Utility Room

Character Features with Modern Touches

Village Location Near King's Lynn and Coast

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Set within a private courtyard of thoughtfully converted barns, this beautifully presented five-bedroom home combines timeless character with modern living. Extending to over 2,600 square feet, the property includes a fully self-contained one-bedroom annexe, offering exceptional flexibility for extended family, guests or potential rental income (subject to permissions).

The main house opens into a spacious and welcoming sitting room, where exposed beams and natural light create a warm and inviting atmosphere. Perfect for family life and entertaining, this central space sets the tone for the rest of the home. A separate dining room provides a more formal setting, while the well-equipped kitchen and dedicated study add both practicality and comfort. A utility room and guest WC complete the ground floor.

Upstairs, four well-proportioned bedrooms offer ample space, with the principal suite enjoying a contemporary en suite shower room and fitted storage. A modern family bathroom serves the remaining bedrooms.

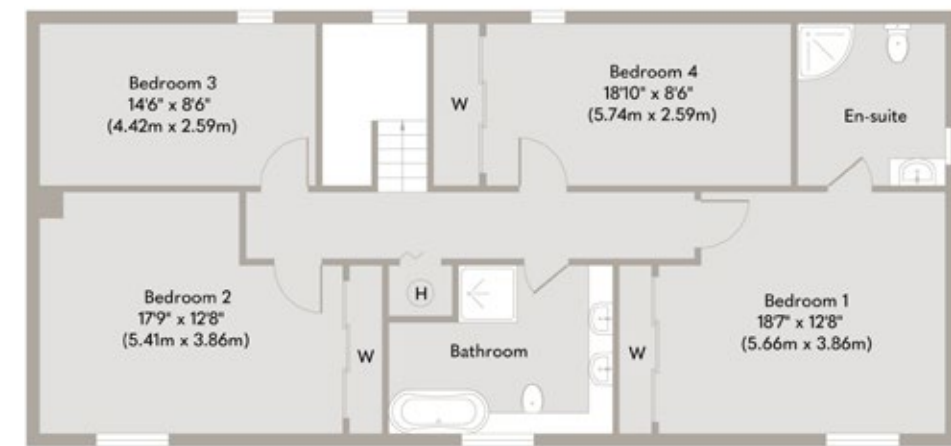
The annexe, accessed via its own entrance, features an open-plan kitchen and living area, double bedroom, and stylish wet room—ideal for multi-generational living or independent accommodation.

Outside, the beautifully landscaped garden has been designed with outdoor living in mind, featuring a generous patio and established lawn bordered by mature planting. Ample off-street parking is available to the front of the property.

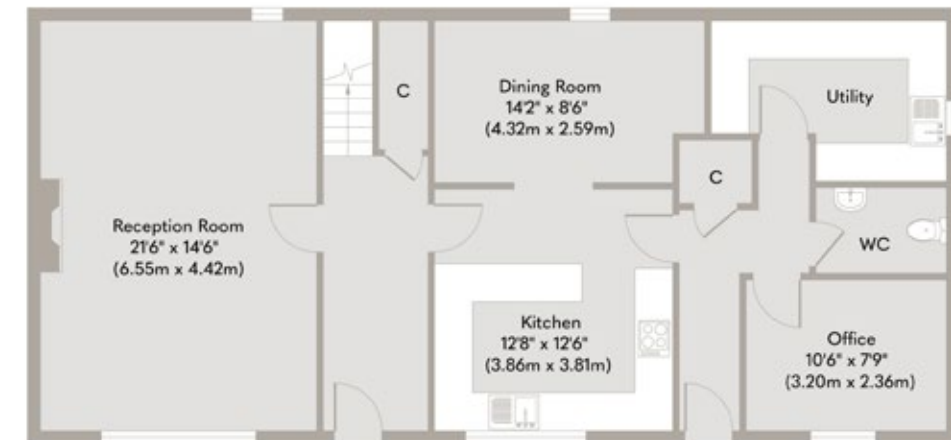
Positioned within a quiet village community close to King's Lynn, Sandringham and the North Norfolk coast, this unique home offers both a peaceful setting and excellent access to the wider region.



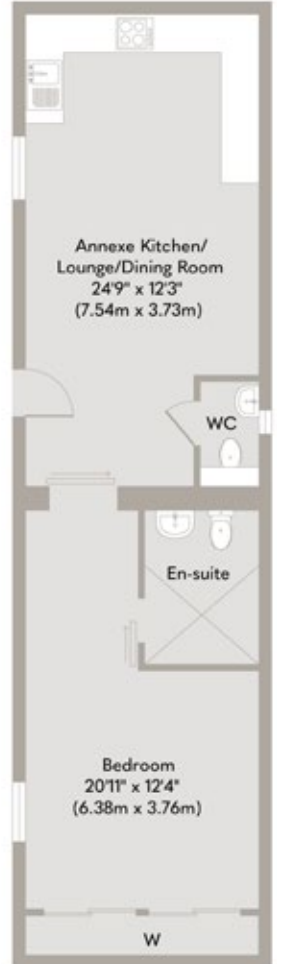




First Floor
Approximate Floor Area
1021 sq. ft
(94.87 sq. m)



Ground Floor
Approximate Floor Area
1,021 sq. ft
(94.87 sq. m)



Annexe
Approximate Floor Area
604 sq. ft
(56.14 sq. m)

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 has been such a beautiful, quiet barn to live in, full of character and peace. It has felt like a sanctuary from the moment we moved in.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating to main house. Air source heat pump to annexe.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0238-3099-7242-6021-3944

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: ///screen.formally.reprints

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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