



Gayton Thorpe

SOWERBYS

Nestled in a peaceful countryside location, this stunning five-bedroom semi-detached barn conversion effortlessly combines modern sophistication with rustic charm. Showcasing a striking blend of characterful and industrial aesthetics, the property is designed to maximise natural light, with large windows and skylights creating a bright and airy feel throughout.

The thoughtfully designed layout includes five well-proportioned bedrooms, each with its own ensuite bathroom, offering both luxury and practicality. Among them, a dedicated bunk room provides a fun and functional space—ideal for guests. The expansive first-floor living area is a true highlight, offering a spacious and inviting environment perfect for relaxation or entertaining, while remaining secluded from the main downstairs space.

The sleek, contemporary kitchen is equipped with high-spec integrated appliances, catering to modern needs while maintaining the home's stylish appeal. A carefully curated balance of contemporary finishes and rustic barn features ensures a warm yet sophisticated atmosphere.

Externally, the property boasts a low-maintenance garden, ideal for enjoying the tranquil surroundings without the upkeep of extensive grounds. Ample off-road parking is available, with an additional open-sided barn opposite the property providing further space for vehicles, equipment, or storage.

Set in a picturesque rural location, this home offers a true retreat from the hustle and bustle, yet remains conveniently close to amenities. A short drive brings you to King's Lynn town centre, where you'll find shops, restaurants, and excellent transport links, while the stunning Norfolk coastline is also within easy reach—perfect for weekend escapes and scenic coastal walks.

This beautifully crafted barn conversion presents a rare opportunity to embrace countryside living without compromising on modern comfort and style.

GAYTON

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.

AGENTS NOTE

The property is currently used as a holiday let, and the council tax band is yet to be determined. The advertised band is based on a comparable property.

Integrated Appliances:

- Two dishwashers
- Two electric ovens
- Induction hob
- Freestanding industrial fridge
- Washing machine
- Double fridge with freezer drawer

Parking:

Off-road parking is available; however, access for farm workers using the through track must not be obstructed. Additionally, a large open-sided barn opposite the property can be used for extra parking.

No Pets or Children due to proximity to a working farm

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3words: [///rotation.compounds.grumbles](https://www.what3words.com/rotation.compounds.grumbles)



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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

