



THE STORY OF

Lime House

Gayton, Norfolk

SOWERBYS



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Lime House

Jubilee Hall Lane, Gayton, Norfolk
PE32 1PB

Stunning Executive Detached Property
of 3,360 Sq Ft inc. Integral Garage

Four Double Bedrooms including Expansive
Principal Suite with Dressing Room and En-Suite

Air Source Heating with Underfloor
Heating to Ground Floor

Generous Sitting Room with
Feature Roof Lantern

Spacious Kitchen/Breakfast Room,
Ideal for Entertaining

Integrated Kitchen Appliances,
Including Built-In Coffee Machine

Separate Utility Room for Added Practicality

Flexible Study/Snug plus Additional
Versatile Reception Room

Double Garage and Ample Parking

Situated in the Beautiful and Sought
After Village of Gayton

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There is a quiet confidence to this home, a sense of space and calm that reveals itself gradually as you move through it. Set apart from the bustle, yet still within easy reach of the village centre, it offers a way of living that feels both connected and comfortably removed.

Inside, the balance between openness and intimacy is immediately apparent. The dining room forms a natural gathering point, linking seamlessly to a generous sitting room where a striking roof lantern draws in natural light from above, enhancing the sense of volume and connection to the garden. This is a room for slow mornings with coffee, or evenings that stretch long into conversation. From here, the house unfolds with ease, each space thoughtfully arranged to create both flow and privacy.

The kitchen/ breakfast room is expansive and practical, designed for everyday living as much as for hosting. Thoughtfully appointed with a range of integrated appliances, including a built-in coffee machine, it combines convenience with a clean, streamlined aesthetic. There is space here not just to cook, but to linger – doors opening out to the garden invite the outside in, particularly in the warmer months. A separate utility room keeps the practicalities discreetly out of sight, while the study offers flexibility, providing a quiet corner for work or relaxation. A further versatile room adds to the adaptability of the home, ideal as a playroom, additional home office or a separate sitting room.

Upstairs, the feeling of space continues. The impressive principal bedroom is complete with a dressing room and en-suite that lends a sense of quiet indulgence, featuring a walk-through shower with a rain head for a spa-like experience. The remaining bedrooms are well-proportioned and thoughtfully positioned, served by a family bathroom that is both stylish and functional.







Outside, the setting continues to complement the home, with a garden that offers a pleasant and manageable space to relax, entertain, or simply enjoy time outdoors. The sense of privacy is notable, enhanced by the fact that the house is not surrounded by dense neighbouring properties, and the peaceful nature of those nearby.

The current owners have cherished the tranquillity here – the absence of passing traffic, the friendliness of neighbours, and the rare combination of a modern home in such a calm, non-estate setting. It is, in their words, private, modern and tranquil – a fitting summary of a home that offers not just space, but a way of life.

Completing the picture is a double garage and ample practical space, ensuring the home works as effortlessly as it feels.

This is a home that invites you to slow down, to enjoy the surroundings, and to appreciate the quiet moments as much as the lively ones.



Ground Floor
Approximate Floor Area
1327 sq. ft
(123.32 sq. m)



First Floor
Approximate Floor Area
1482 sq. ft
(137.70 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



“The fields and walks to the rear are a lovely feature, and it's still within easy reach of the village centre.”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heat pump with underfloor heating to the ground floor.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 8771-7735-6800-2480-4972

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: ///reports.alternate.estimate

AGENT'S NOTE

The property is accessed by right-of-way over a shared access 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

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