



## Back Street, Gayton

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**RUSSEN & TURNER**  
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Offers Over  
**£250,000**

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

There are some homes that immediately encourage you to slow down. Sunshine Cottage is one of them.

Set along the peaceful Back Street, with open fields stretching out beside it and the heart of the ever-popular village of Gayton just a short stroll away, this charming two-bedroom cottage offers a wonderful blend of countryside tranquillity and everyday comfort. Picture-perfect from the outside and surprisingly spacious within, it's a home that feels welcoming from the very first moment.

Step through the door and you'll discover a cottage that balances character and practicality beautifully. The kitchen is a perfect example. Thoughtfully designed with modern living in mind, it offers comfortable storage and worktop space while retaining the warm, inviting feel you'd hope to find in a home of this age. Contemporary finishes sit comfortably alongside the property's period charm, creating a space that feels both stylish and functional.

The living room is undoubtedly the heart of the home. Rich in character and centred around a wood-burning stove, it's a room that seems designed for cosy evenings, good company and slower days. Whether you're curled up with a book on a winter's afternoon or gathering with friends after a countryside walk, it's a space that instantly feels comforting.

Beyond this, a space the current owner uses as a dedicated study area provides a practical work-from-home solution, while the garden room adds another layer of versatility. Flooded with natural light and enjoying views over the garden, it's a wonderful space to relax, entertain, or simply enjoy the changing seasons from the comfort of indoors.

Upstairs, the cottage continues to charm. Two genuine double bedrooms provide comfortable and flexible accommodation, with the principal bedroom enjoying delightful views across the neighbouring fields, a daily reminder of the wonderful rural setting that surrounds the property. A well-appointed shower room completes the first floor.

Outside, Sunshine Cottage truly comes into its own. The garden feels like a hidden retreat, filled with mature planting and colourful flower beds that create interest throughout the seasons. There are several spots to sit and unwind, each offering a slightly different perspective, but it's the seating area overlooking the adjoining fields that feels particularly special. Whether it's your morning coffee, an evening glass of wine, or simply a quiet moment to yourself, it's a place that's hard to leave.

Completing the picture is a private driveway providing off-road parking for a couple of vehicles, another practical touch that makes everyday life that little bit easier.

Sunshine Cottage isn't just a home; it's a lifestyle. A place where countryside views, village life and cottage charm come together effortlessly, creating somewhere that feels wonderfully removed from the rush of modern life while remaining connected to everything you need.

And once you're here, you'll wonder why you didn't make the move sooner.

**Tenure:** Freehold

**Property Type:** End of Terrace House

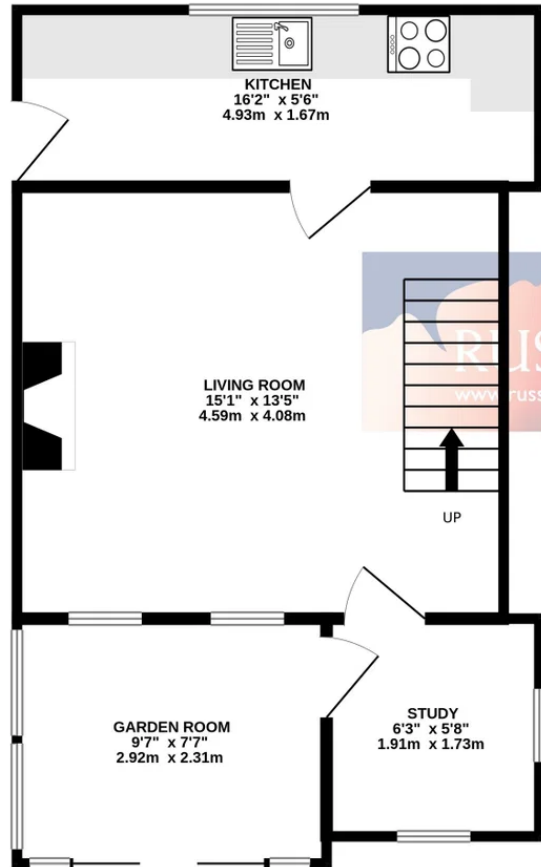
- End of Terrace Cottage
- Two Double Bedrooms
- Beautiful Rural Setting - Overlooking Field
- Off-road Parking
- Cosy Living Room with Woodburner
- Modern Kitchen
- Enclosed Cottage Garden
- Close to Heart of Village
- Study Area
- Council Tax Band - B

**Disclaimer**

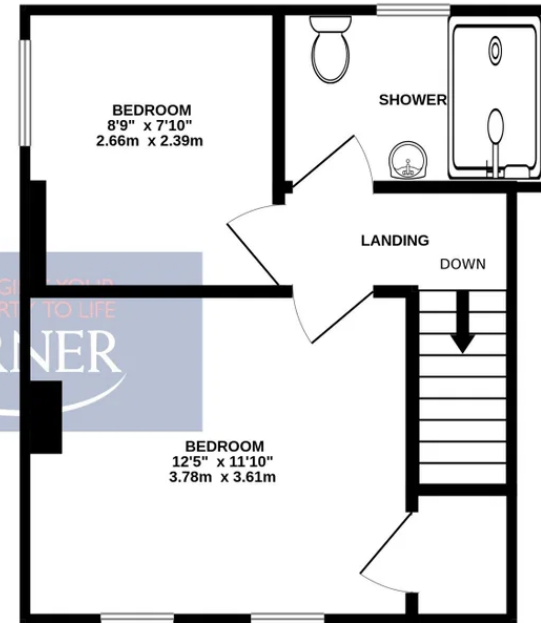
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3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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