



## Charming Character Cottage in Gayton

What3words: [salon.flank.underline](#)

£214,995

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Tucked away in the heart of the highly sought-after village of Gayton, this delightful three-bedroom character cottage offers a wonderful blend of period charm, comfort, and countryside living.

Gayton remains one of the area's most desirable villages, renowned for its friendly community atmosphere, excellent local amenities, picturesque surroundings, and convenient access to King's Lynn and beyond. Whether you're seeking peaceful village life, scenic countryside walks, or easy access to schools, shops, and transport links, this location provides the perfect setting to call home.

From the moment you step inside, the cottage's character and warmth are immediately apparent. Rich in charm and traditional features, the cosy living room showcases exposed wooden beams, attractive wooden flooring, and a feature fireplace that creates a welcoming focal point. It's the perfect space to relax, unwind, and enjoy cosy evenings with family and friends.

The accommodation flows naturally into a spacious kitchen/breakfast room, thoughtfully designed for modern living while complementing the cottage's character. With ample room for dining and a comfortable seating area, it provides an ideal hub for everyday life, from busy family breakfasts to leisurely weekend coffees.

Leading from the kitchen is a practical utility/rear lobby area, offering valuable additional storage and workspace, together with access to the ground-floor bathroom.

Upstairs, the property offers three well-proportioned bedrooms. Bedrooms one and two are generous doubles, while bedroom three provides a versatile space that could equally serve as a child's bedroom, home office, dressing room, or hobby room. The current owners have successfully utilised one of the rooms as a craft room, highlighting the flexibility this charming cottage provides.

Further benefits include solid fuel heating and double glazing throughout. The window panes were replaced in 2024, while the principal bedroom also benefits from soundproof glazing, creating a peaceful and restful retreat.

Outside, the cottage continues to impress. Lovingly landscaped and beautifully maintained, the garden feels like a private sanctuary, perfectly complementing the property's characterful appeal. Bursting with colour and interest, it features an abundance of mature planting, charming decorative touches, multiple seating areas, and a delightful summerhouse. Whether you're entertaining guests, enjoying a summer barbecue, or simply relaxing with a book amongst the flowers, this enchanting outdoor space offers something to enjoy throughout the seasons.

On-street parking is available to the front of the property.

Character cottages in such desirable village locations are always in demand, and when combined with a beautiful garden and flexible accommodation, opportunities like this are few and far between. Early viewing is highly recommended to fully appreciate the charm, character, and lifestyle this wonderful home has to offer.

**Tenure:** Freehold

**Property Type:** Terraced House

- Mid-Terraced House
- Three Bedrooms
- Double Glazed
- Solid Fuel Heating
- Council Tax Band - A
- Sought After Village Location
- South Facing Garden
- Kitchen/Breakfast Room
- Full of Character
- Deceptively Spacious

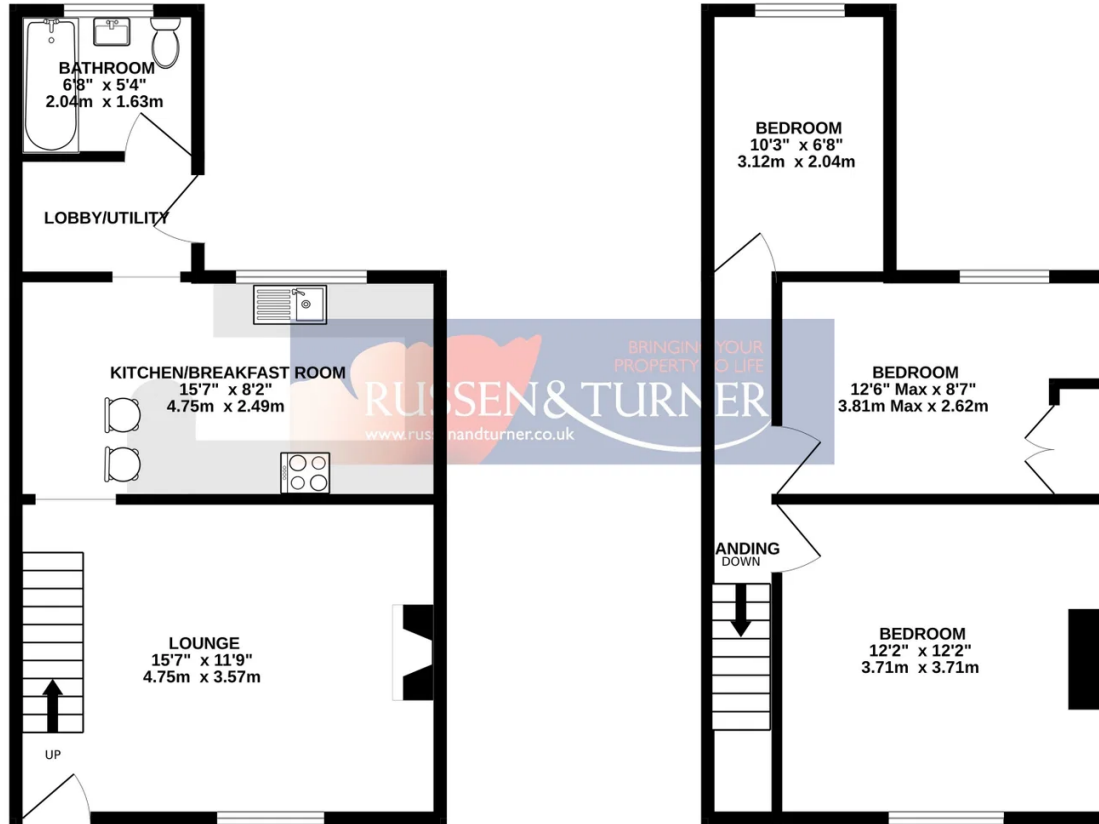
**Disclaimer**

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
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  
370 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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.  
Made with Metropix ©2026

