



THE STORY OF

Hoot Cottage

Gayton, Norfolk

SOWERBYS

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Hoot Cottage

4 Edward Ward Court, Gayton, Norfolk
PE32 1FR

Characterful Modern Detached Home

Spacious Sitting Room with Multi-Fuel Burner

Impressive Open Plan Kitchen/Dining Room

Separate Utility Room and Ground Floor WC

Four Double Bedrooms

Family Bathroom, and Principal En-Suite and Dressing Room

Beautifully Presented Throughout

Oak Framed Double Garage

Lovely Gardens to Front and Rear

Popular Village Location

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“The versatile accommodation is perfect for living with a family and great for entertaining.”

A unique, modern home emanating charm and character, tucked away in a quintessential Norfolk village. Such is the tranquillity of the setting that the owners named the property ‘Hoot Cottage’, after the owls which they enjoy hearing in the evening.

A classic brick and flint construction and dormer windows offer a timeless charm. Having owned the property since new, our vendors have gone to great lengths to transform an attractive property into a warm and welcoming home

with finishing flourishes added both internally and externally.

Upon entering, the initial porch offers ample space for escaping the elements before being welcomed into the impressive open-plan kitchen/dining room. With an incredibly versatile layout, this hub of the home has been perfect for both entertaining ‘en masse’ and for more intimate family meals. The stylish kitchen offers an abundance of storage and a sociable setting for preparing a feast.

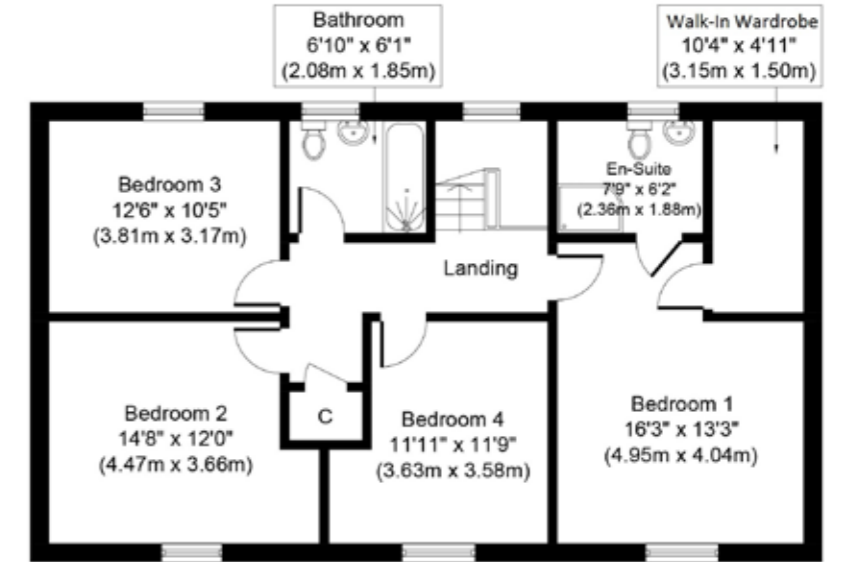


Spacious and yet cosy, the sitting room offers the perfect quiet retreat all year round, although the multi-fuel burner makes it particularly appealing during the colder months. Oak framed glass panel doors cleverly separate the ground floor reception rooms, striking a delicate balance between open-plan contemporary and traditional living. French doors to the garden from both the living areas create a circular flowing motion between the spaces that is perfect for summer gatherings, and on warmer evenings it's wonderful to see the illuminated village church from the rear garden.

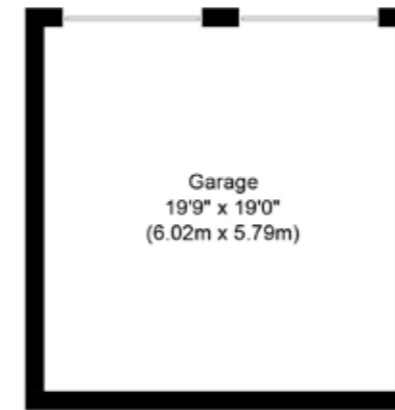
“From a shell when we bought it, the house has become a home.”

To the rear is the ever-useful utility room, ideal for containing the day-to-day workings of the household, and concluding the ground floor is the all-important downstairs WC.

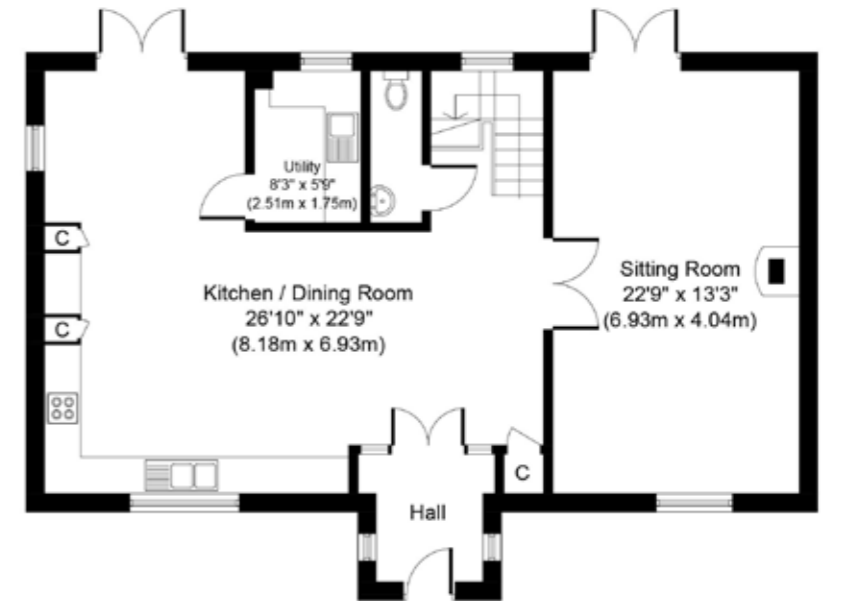
The generous principal suite includes a dressing room and en-suite shower room and is a calming space at the end of a busy day. The remaining three bedrooms are well-proportioned and share the family bathroom.



First Floor
Approximate Floor Area
923 Sq. ft.
(86.2 Sq. m.)



Garage
19'9" x 19'0"
(6.02m x 5.79m)
Approximate Floor Area
374 Sq. ft.
(34.8 Sq. m.)
(Not Shown In Actual
Location / Orientation)



Ground Floor
Approximate Floor Area
955 Sq. ft.
(88.7 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.

Outside, there are sunny spots to enjoy from dawn until dusk, with patio areas to both the front and rear gardens. Brilliantly complemented by the gravel storage space to the side, to complete the picture is the fabulous oak framed double garage with electric doors.

Subtly impressive, Hoot Cottage is filled with a warmth and character not often found in a modern property, and with the current owners ready to move on, it's time for its next chapter to begin.





ALL THE REASONS

Gayton

IN NORFOLK
IS THE PLACE TO CALL HOME



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.

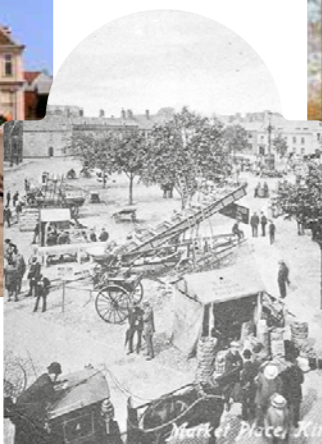
Gayton is a thriving village in West Norfolk at the centre of the Gayton Group of Parishes. St Nicholas Church is very much a part of village life and is currently seeing a revival.

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.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

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



“We’ve loved having access to countryside and we’ve made many friends while out walking the dog.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via an air source heat pump with underfloor heating to the ground floor.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0564-3881-7790-2620-6381

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: ///inserted.saturnate.meaty

AGENT'S NOTE

The homes at Edward Ward Court are subject to restrictive covenants, please speak to a member of staff for more information. There is a management company for the shared responsibility and upkeep of access driveway area and refuse store.

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.

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