



THE STORY OF

Corner Barn

Gayton, Norfolk

SOWERBYS



THE STORY OF

Corner Barn

2 Hall Farm Road, Gayton,
Norfolk, PE32 1RB

Barn Conversion

Open-Plan Kitchen/Dining/Sitting
Room with Vaulted Ceilings

Newly Added Garden Room with Twin Bi-Fold Doors

Utility Room and WC

Study

Three Bedrooms

Family Bathroom and an En-Suite

Beautifully Landscaped Garden

Garage and Off Road Parking

Tranquil Location

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“We love the light, open-plan space, looking out onto the beautiful garden.”

Over the years, despite purchasing it new, Corner Barn has undergone a complete transformation, becoming a place which anyone would be proud to call home.

Nestled in a tranquil location on the outskirts of Gayton, Corner Barn stands out magnificently.

Unsurprisingly, the open-plan kitchen/dining/sitting room, which flawlessly

leads through to the newly added garden room, is the heart of this elegant, small barn conversion.

The vaulted ceiling adds a touch of grandeur to this bright and airy space, while the U-shaped kitchen design caters to family life and those that love to host, enabling you to socialise with family and friends while preparing meals.





The garden room, with its twin bi-fold doors, creates a flawless transition between the indoor and outdoor areas. It has become a cherished space for our sellers, offering captivating views of the garden, especially as the evening sets in and the sun shines through.

“In the early evenings, even with the blinds just half down, the sun shines through and the colours come to life.”

From here, a door opens to an inner lobby, granting access to the rest of the home. Here, you will find three spacious bedrooms, a family bathroom, and a noteworthy study. Two of the bedrooms are spacious doubles, and the principal bedroom boasts its own en-suite shower room.

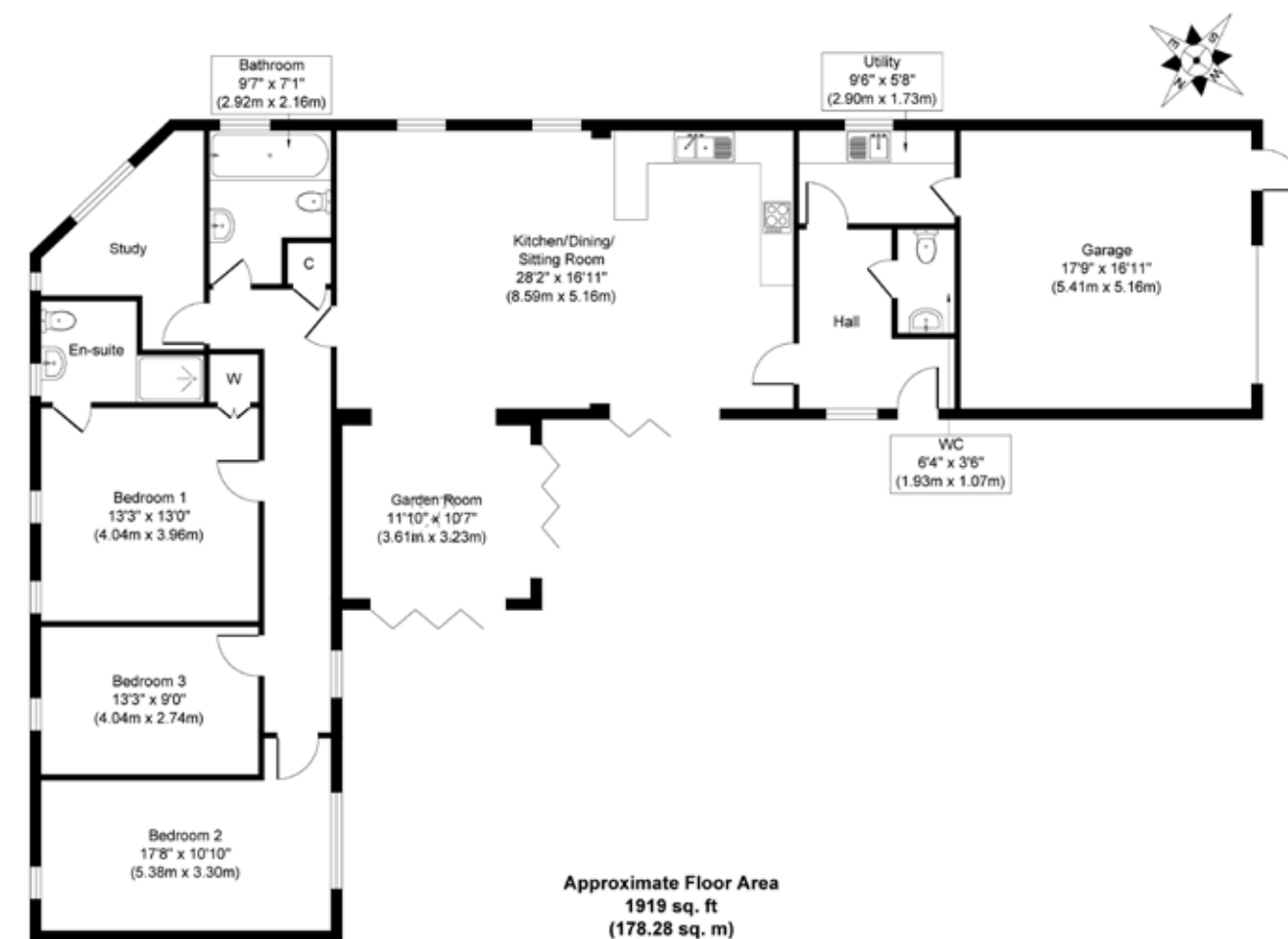
Completing the internal space, there is a utility room and an additional WC, both conveniently accessible from the entrance hall.



The outdoor space is where the most remarkable transformation has taken place. From a simple garden awaiting personal touches, our sellers have poured their efforts into creating a breath-taking haven of vibrant colours, a sanctuary of tranquillity and relaxation.

“We love the privacy once we step through the gate.”

This beautifully converted barn, impeccably presented, is now ready to welcome new owners, offering the opportunity for someone new to revel in its splendour from the moment they move in.



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.

Copyright V360 Ltd 2022 | www.houseviz.com



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.

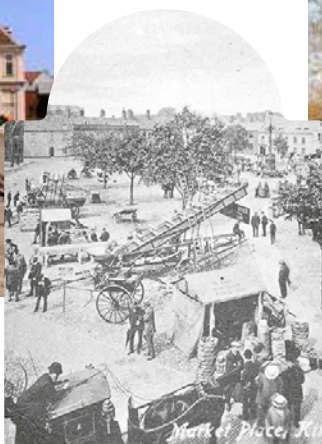
Gayton is a thriving village in West Norfolk at the centre of the Gayton Group of Parishes. St Nicholas Church is very much a part of village life and is currently seeing a revival.

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



Sandringham Estate

“We spend lots of time going for walks at the Sandringham Estate and the north Norfolk coast.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating with underfloor heating throughout.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2159-9320-2204-2471

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: ///masses.jaunts.spades

AGENT'S NOTE

There is a bat loft above the study and it can't be used for storage.

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



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