



THE STORY OF
6 Edward Ward Court
Gayton, Norfolk

SOWERBYS

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6 Edward Ward Court

Gayton, King's Lynn,
Norfolk, PE32 5FR

Modern, Barn-Style Property

Four Double Bedrooms with Two En-Suites

Large, Open-Plan Living Spaces

Extra Room for Study/Playroom

Contemporary Log Burner

Double Garage

Church Views

Village Location

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“A cosy, comfortable home which is quiet,
peaceful and relaxing”

A modern twist on a traditional style, this fabulous four-bedroom home with a huge open-plan kitchen/breakfast room, which blends into a superbly spacious sitting/dining room, has perfectly captured the essence of a Norfolk barn with the warmth, welcome, character and practicality that is sought after.

Owned from new, this house has become a home visited by family and friends from far and wide who have enjoyed gatherings both large and small, with many appreciating the refreshing feeling

of country air and the peacefulness of village life.

Whether it is welcoming guests for an evening, returning from a hike after exploring the Norfolk beaches, or discovering the enchanting woodlands whilst walking the dog through the Royal Sandringham Estate, the two primary accesses perfectly serve their purpose with a generous and elegant entrance hall to the front and well-proportioned utility room easily accessed from the kitchen and garden.



There is wonderful versatility afforded by the impressive dimensions and layout of the main ground floor living area, which delivers the ability to explore a multitude of potential furniture configurations to best suit requirements. Presently our sellers enjoy the use of the huge kitchen island for breakfast and informal dining, or even a moments pause when a neighbour pops round for a coffee. Numerous integrated features include a fridge/freezer, double ovens, dishwasher, and boiling water tap, in addition to ample wall and base units in a timeless shaker style.

The sitting/dining room has two sets of french doors for maximising both outside and inside space during the summer months. Alternatively, it transforms to become a delightfully cosy place to settle into for food, drinks and snuggling up by the fire to see out the frosty nights in the winter.

The remaining floor area naturally becomes a lovely spot for everyone to mingle when entertaining on mass, or just remains a subtle sense of expanse and privacy between the two zones, which epitomises barn style living. On the other hand, it could comfortably accommodate a table should one wish.

An extra reception room is the much desired retreat, which lends itself ideally as a study for home working and it is cleverly and gently separated from the rest of the home so as not to be easily disturbed.





Journeying upstairs we are afforded beautiful elevated views of the church, with its traditional stone and flint textures, which demonstrate marvellously the materials used in the construction of many homes and monuments dotted across the Norfolk landscape.

“From upstairs, we have a beautiful view of the local church.”



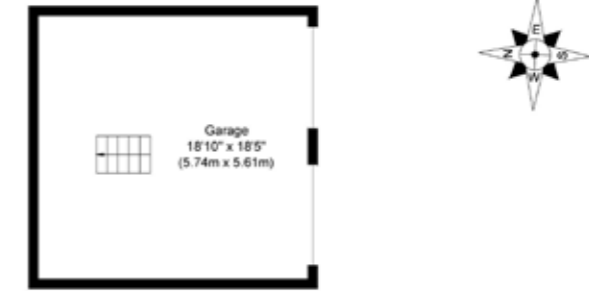
The four bedrooms are all good sized doubles, with the guest room having use of its own en-suite shower room, and the principal suite being served by both an en-suite and walk-in dressing room, plus fitted wardrobes. All have the benefit of a large family bathroom with separate bath and shower for zero compromise.



Outside, the garden wraps around two sides and is largely laid to lawn, with patio areas to each portion blending from the aforementioned french doors. Careful and modest planting adds character with the majority laid to lawn for low maintenance.

“We sit outside in the evening listening to the birds and watching them flock towards the Wash.”

The attention to detail both internally and externally is simply exquisite from the use of heavy oak doors and staircase features, to the choices of flooring, contemporary log burner, flint work to the approach elevations, and even the night time exterior lighting, which creates a delicate glow.



Garage
Approximate Floor Area
347 sq. ft
(32.23 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.

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.

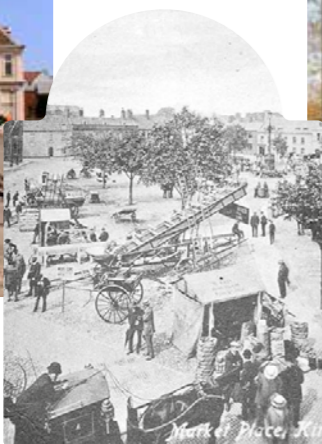
Gayton is a thriving village in West Norfolk at the centre of the Gayton Group of Parishes. St Nicholas Church is very much a part of village life and is currently seeing a revival.

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

“The coastline is just a short car journey away and Sandringham is close by too.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating with underfloor heating to the ground floor living accommodation, plus a log-burner.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 8570-7639-6680-0821-3226

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: ///ruled.executive.reefs

AGENT'S NOTES

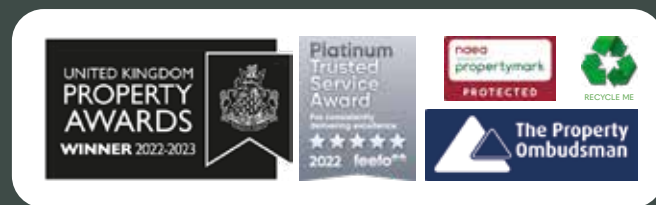
An annual maintenance charge is payable for the upkeep of the shared private access roads and bin stores – this is currently £200/pa.

Restrictions apply to the addition of conservatories, garden buildings and alterations of surface treatments.

Parking is not permitted within the turning circle.

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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