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THE STORY OF

# Dundrumin

*Gayton, Norfolk*

SOWERBYS

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# Dundrumin

Back Street, Gayton,  
PE32 1QR

Peaceful and Quiet Location

A Superbly Appointed Kitchen

Three Reception Rooms and a Conservatory

Must Have Log Burners

Five Generous Bedrooms

Double Garage and Ample Off-Road Parking

Beautifully Landscaped Garden

Superb Walks on the Door-Step

**SOWERBYS KING'S LYNN OFFICE**  
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“We would describe our home as luscious,  
warm and peaceful.”

Over the delightful span of the last 12 years, the current owners of Dundrumin have meticulously transformed this enchanting property, infusing it with a harmonious blend of modernity and timeless elegance. Every decision made by the current owners has been a thoughtful nod to the rich history of this residence, originally believed to date back to the early 1800s when it comprised a chain of cottages. Today, it stands proudly as a splendidly presented family home, a testament to the care and consideration invested in its evolution.

The kitchen, is well-appointed and tastefully designed, has provided the current owner a canvas upon which her culinary talents have flourished. With sweeping views over the meticulously landscaped garden and the fields

stretching beyond, it has become a captivating space for the joyous art of cooking, creating an irresistible allure for gatherings with family and friends. The seamless connection to the dining room, which gracefully transitions into the inviting sitting area, contributes to crafting an ideal setting for socialising and entertaining. For those seeking a quieter retreat, the snug at the front of the property offers a cosy haven.

Reflecting its Norfolk heritage and the allure of the nearby scenic walks, the practicality of Dundrumin is further accentuated by the inclusion of a convenient boot room and a ground-floor shower room. Picture returning from a muddy country lane stroll with dogs or children—here, the space is thoughtfully designed to facilitate an effortless transition from the great outdoors to the pristine indoors.



Ascending to the upper level, the landing gracefully unfolds to reveal five beautifully presented bedrooms and a family bathroom. Each bedroom, generously sized, boasts splendid views, with those at the rear capturing particularly captivating vistas.



The external surroundings of Dundrumin have been transformed into a landscaped haven, catering to a variety of preferences. A substantial lawn beckons those fond of a casual game of ball, while raised beds offer a charming space for cultivating one's own vegetables. For those inclined to host garden parties, the patio area beckons, promising an idyllic setting for alfresco dining.



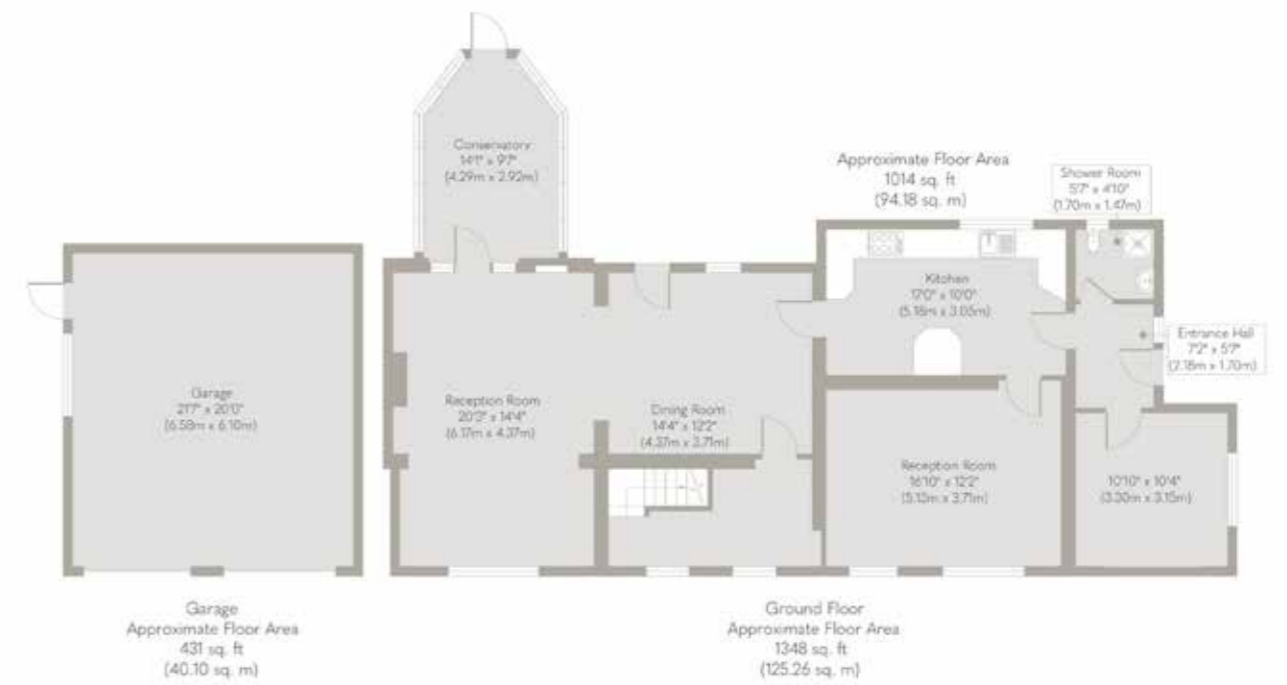
“The views from the bedrooms are beautiful all year round, with all-round views of the surrounding fields.”



In summary, Dundrumin is not just a charming dwelling; it's a story of thoughtful transformation, a warm embrace of history coupled with the conveniences of modern living—a detached cottage on a tranquil lane, exuding warmth, and hospitality, ready to welcome you home.



“Moving to the area gave us better access to the outdoors. It was a big change in lifestyle and a slightly slower way in life.”



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.

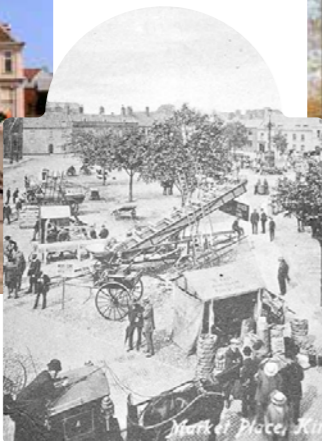
The area has good access to footpaths and bridleways and to the east is Peddars Way, a 93 mile long path from Suffolk to Holme-next-the-Sea linking up with the Norfolk Coastal Path.

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



“Locally we love to visit Sandringham, Brancaster and Blakeney - these are lovely areas to go for walks”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. LPG fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 9390-2906-1300-2297-3151

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: ///cares.meanwhile.bowhead

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# SOWERBYS



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