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THE STORY OF

The Old Dairy

Gayton, Norfolk

SOWERBYS



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The Old Dairy

6a Hall Farm Road, Gayton, Norfolk
PE32 1RB

Detached, Single Storey Living

Three Bedrooms

Principal Bedroom with En-Suite

Vaulted Ceilings with Exposed Beams

Recently Refurbished Shower Room

Double Garage and Further Off-Road Parking

Low Maintenance Landscaped Garden

Rural Village Location

Great Access to Local Amenities
and Transport Links

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Set on the site of a former dairy farm, this barn-style home is a beautiful tribute to Norfolk's agricultural heritage, with its traditional brick and flint construction blending effortlessly into the rural surroundings. The vaulted ceilings and exposed beams harken back to the days when the nearby Hall Farm served the local estate, balanced with a modern design providing contemporary living.

The Shaker-style kitchen exudes timeless elegance. Thoughtfully divided by a breakfast bar, it creates a welcoming space: practical for cooking, without sacrificing the open-plan feel. Flooded with natural light, sliding doors extend the living area into the beautifully landscaped garden, offering a seamless indoor-outdoor experience.

The sleeping quarters offer a peaceful retreat, with each room having its own unique charm. A generous double bedroom allows ample space for additional furniture or hobbies, while the smallest room, currently used as a dressing room, could serve as a home office or accommodate a single bed for guests. The principal bedroom, with its luxurious en-suite shower room, french doors leading to the garden, and a curved, exposed brick feature wall is truly a serene escape. A recently refurbished shower room serves the additional bedrooms, and the separate utility room is perfectly suited to rural living, keeping muddy boots and outerwear neatly tucked away after countryside walks or trips to the nearby Norfolk coast.

The current owner has dedicated considerable time and care to transforming the garden into a true haven, where you can enjoy the tapestry of colourful plants and the soothing sounds of birdsong throughout the seasons. A double garage and off-road parking make this property as practical as it is picturesque. This is an opportunity to embrace the best of Norfolk's rural life, with the comforts of modern living and the charm of home with an agricultural legacy.



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.

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I've loved how tranquil it is here. I can listen to the birds singing as they fly over the garden...



Gayton

A THRIVING COMMUNITY WITH UNSPOILT RURAL CHARM



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.

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



“The beaches along the coast nearby are a lovely place to walk and get some fresh air...”

Snettisham Beach



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with underfloor heating throughout the living accommodation.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 2382-6133-1749-8259-2191

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: ///expanded.begin.envoy

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SOWERBYS

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