



THE STORY OF

Valette

King's Lynn, Norfolk

SOWERBYS



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Vallette

89 Gayton Road, King's Lynn
Norfolk, PE30 4EH

Striking Detached Edwardian Property

Well-Presented with Abundance of
Charming Original Features

A Choice of Five Reception Spaces

Conservatory/Garden Room

Expansive Modern Fitted Kitchen

Five Spacious Bedrooms

Principal En-Suite and Dressing Room

Private Grounds of Around 0.6 Acres (STMS)

Timber Garage and Cart Shed

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Located on the prestigious Gayton Road in King's Lynn, Vallette stands as a captivating Edwardian home of architectural significance. This detached five bedroom residence, individually designed, has an intriguing history, having been in the same family for half a century before being sold by Sowerbys in both 2011 and in 2019.

Since then, the current owner has continued to approve upon this delightful home, skilfully blending modern conveniences with the timeless elegance of the period.

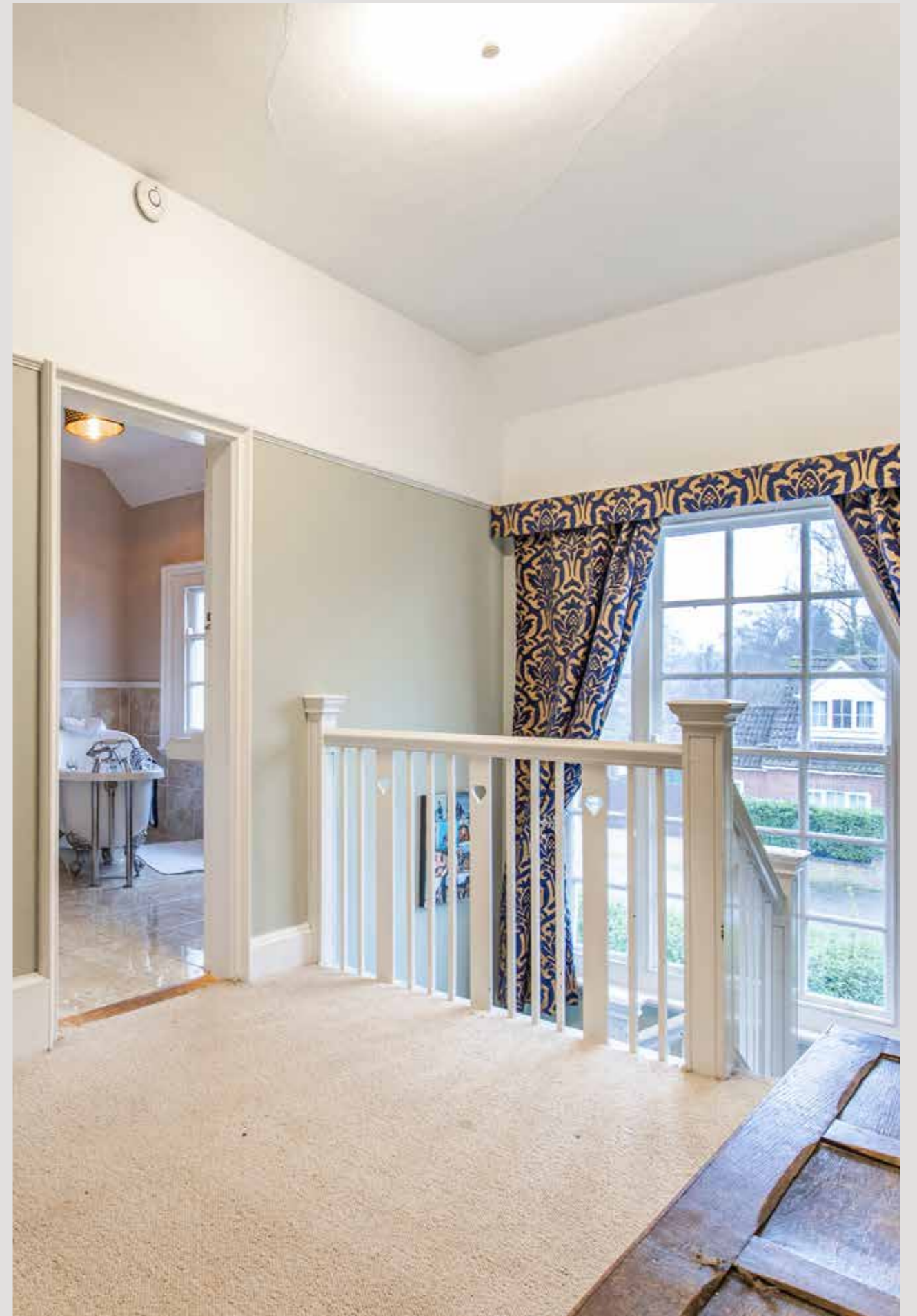
The interior is as impressive as the initial welcome from the outside. Beginning with the reception hallway, the space is adorned with exposed timber beams and intricate carved wooden gargoyles. The ground floor boasts three principal reception rooms: a serene snug, a beautifully proportioned drawing room, and a formal dining room, each exuding character and charm.

The heart of the home is undoubtedly the magnificent kitchen, extending over eight metres. Fitted with a contemporary design, the space incorporates a breakfast bar, range cooker, and a dining area, perfect for modern family living. The adjoining conservatory, thoughtfully re-built to create a garden room, seamlessly connects the kitchen and dining room while offering tranquil views of the gardens.

A utility room/pantry, WC, and a side entrance provide practical touches, while a unique additional room – originally a games room with its own fireplace – now serves as an additional ground floor bedroom, though it could easily function as a home office or hobby room.



The spacious living areas and the garden have been perfect for our family life.





On the first floor, the landing leads to four further generously sized bedrooms, all benefiting from views over the private grounds. The former fifth bedroom has been re-imagined to create a luxurious dressing room and en-suite for the impressive principal suite. The family bathroom continues the theme of refinement, featuring a free-standing roll-top bath.



Outside, the mature grounds are a haven of peace, with established trees and ample parking, complemented by a timber garage and cart shed. The setting is as practical as it is picturesque, making Vallette a truly unique offering on Gayton Road.

Set within grounds of approximately 0.6 acres (subject to measured survey), the property enjoys an enchanting setting with formal lawns, a vegetable garden, and a raised terrace that gracefully encircles the house. The restoration has also revealed a delightful array of features, including a charming archway and an edged driveway, adding character to the outdoor space.

This is an exceptional opportunity to acquire a meticulously restored Edwardian home, perfectly suited to modern living while retaining its historic allure.



Having remodelled the garden, there is now so much space to grow vegetables and fill with more plants and flowers.





Ground Floor
Approximate Floor Area
1,804 sq. ft
(167.59 sq. m)



First Floor
Approximate Floor Area
1,243 sq. ft
(115.47 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. Copyright V360 Ltd 2025 | www.houseviz.com

King's Lynn

AN HISTORIC MARKET TOWN
IN WEST NORFOLK

Perched on the banks of the River Ouse, King's Lynn 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.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



Note from the Vendor



“Heading over to Sandringham woods to walk the dogs is always welcoming... whatever the weather.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas-fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 8206-7797-0729-6906-7453

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: ///troubles.regal.fragments

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SOWERBYS

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