



THE STORY OF  
**Kernow**  
*Gayton, Norfolk*

**SOWERBYS**



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**Kernow**

Lynn Road, Gayton  
Norfolk, PE32 1QJ

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Spacious Four Bedroom Detached Home

Flexible Living Accommodation with  
Multiple Reception Rooms

Charming Garden Room with  
Cornish Slate Flooring

Fitted kitchen/Breakfast Room  
and Separate Utility Room

Principal Bedroom with En-Suite

Beautifully Landscaped Rear Garden

Detached Double Garage with  
Ample Driveway Parking

Peaceful Village Location with Excellent  
Amenities and Strong Local Community

No Onward Chain

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Positioned in the heart of the welcoming village of Gayton, Kernow is a thoughtfully extended and much-loved four bedroom detached home, offering the perfect balance of flexible family living and peaceful countryside charm.

Set behind a beautifully maintained front garden and a spacious gravelled driveway, this handsome red-brick property has been cherished by the same family for nearly three decades—evolving over the years into a truly versatile and character-filled home.

Inside, the ground floor offers a generous flow of living space. The formal sitting room with its inviting fireplace opens seamlessly into a bespoke garden room, where Cornish slate floors (sourced from Delabole Quarry) and panoramic views over the landscaped rear garden create a tranquil retreat. A study/home office provides the ideal setup for remote working, comfortably accommodating two people. The separate dining room—a former garage conversion—offers a flexible area for hosting, hobbies, or play.

At the heart of the home is a well-appointed kitchen and adjoining utility room, both recently updated with modern finishes and thoughtful functionality. Each space throughout the property has been lovingly renovated, from re-plastered walls to stylish skirtings and solid doors, ensuring comfort and quality throughout.

Upstairs, four bedrooms offer ample accommodation for families of all sizes. The principal suite includes an en-suite shower room, while the family bathroom serves the remaining bedrooms. The layout has been designed to support harmonious family life—whether coming together or enjoying separate downtime.





Having enjoyed living here for 28 years, the spacious flow and panoramic views really encapsulate the lifestyle.







Step outside into the peaceful, landscaped garden, thoughtfully landscaped and bursting with colour year-round. With mature trees, flowerbeds, a seating patio, and even a pergola retreat, this garden is a haven for nature lovers, children, or simply those who enjoy a quiet moment outdoors. Wildlife is a regular visitor, adding to the home's sense of rural peace.

A detached double garage provides plenty of secure storage or workshop space, with further off-street parking on the generous driveway.

Situated in a vibrant friendly village, this home provides daily convenience with rural beauty.











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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# 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



“We’ve enjoyed having so much more space, while still being within easy reach of the town.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 0320-2013-2440-2805-7835

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: ///suggested.destined.stocks

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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