



Introducing  
Gayton Road, Grimston

**SOWERBYS**

Sowerbys are delighted to present this enchanting two-bedroom cottage, perfectly positioned in the heart of the highly sought-after village of Grimston.

Full of character and warmth, this inviting home offers a wonderful blend of comfort and countryside charm. The ground floor features a welcoming sitting room, ideal for cosy evenings in, alongside a spacious kitchen/diner that provides the perfect setting for relaxed breakfasts, home cooking and entertaining friends.

Upstairs, you'll find two well-proportioned bedrooms offering peaceful retreats at the end of the day, complemented by a modern shower room.

Set within a thriving village community and surrounded by beautiful Norfolk countryside, this delightful cottage presents an idyllic lifestyle opportunity for those seeking charm, comfort and a slower pace of living.

Available March 2026.

#### **GRIMSTON**

Grimston is an attractive rural village with amenities such as a medical centre and village shop. King's Lynn is 8 miles away with its historic centre, supermarkets, superstores and the recently redeveloped and pedestrianized Vancouver Shopping Centre.

There is a main line train connection to London via Cambridge of approximately 1hour 40 minutes. There is a Gastro pub and interior design store, The Old Stores, in nearby Roydon.

#### **AGENTS NOTE**

Photographs taken prior to current tenancy  
Off Road Parking to rear of the property for two vehicles  
Steep cottage stairs

#### **COUNCIL TAX**

Band B.

#### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

#### **LOCATION**

What3words: ///kebabs.blackbird.startles



# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

