



**EDWARD WARD COURT**  
GAYTON, NORFOLK, PE32 1PJ

**BROWN & CO**



## DESCRIPTION

Brown&Co are delighted to offer an exceptional new home built in a barn style as part of the Hall Farm Barns development in Gayton, Norfolk.

Edward Ward Court at Hall Farm Barns comprises a selection of six barn conversions and barn style new builds of varying design and size in Gayton, Norfolk. Each of the properties are beautifully built and finished and first hand inspection is essential to see what each property offers. Some of the properties have stunning views over the local church. Developments such as this are rarely seen in West Norfolk with Gayton itself being a sought after village due to the excellent local amenities including junior school, award winning butchers and deli, mini market, post office and historic public house The Crown. Also, Gayton provides very easy access to the local hospital (6.5 miles approx) and mainline station to London, Ely and Cambridge (7.5 miles) in King's Lynn.

The first four properties completed are a selection of styles set around a crew yard design accessed via a shared private roadway which leads past a field with views over the church. There are both three and four bedroom properties.

This particular property offers contemporary living in a classic style and should be viewed to fully appreciate. Briefly the accommodation comprises

entrance hallway, wonderful open plan kitchen, dining and sitting room, bathroom, bedroom and further bedroom with en-suite shower room to the ground floor. Upstairs there is a further bedroom with en-suite bathroom making a total of three. Outside there is a double cart shed style carport and at the rear there is a turfed rear garden with patio. The property is link detached.

Viewing is by appointment only please contact the office on 01553 770771.

## SERVICES

Services: Air Source Central Heating and Mains water and drainage

EPC: TBC

Council Tax Band: TBC

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure there are in working order.

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

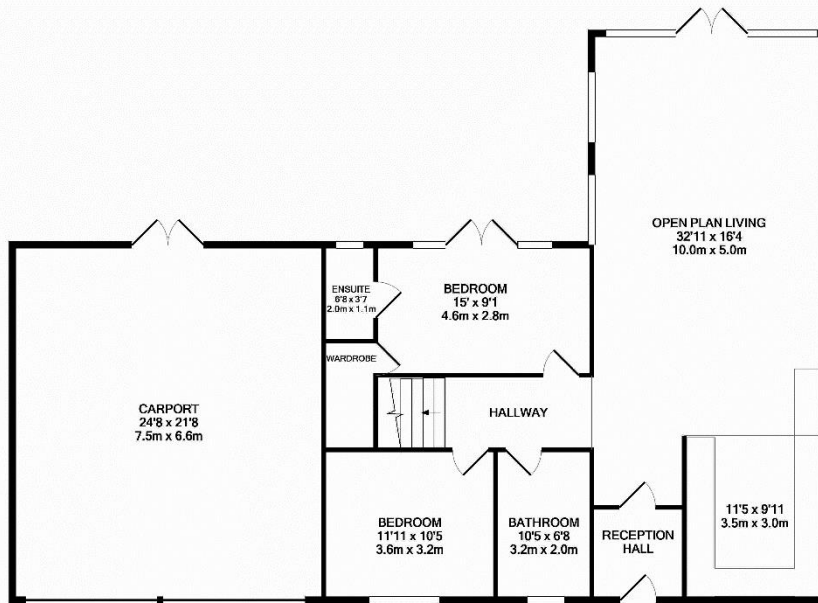
## SPECIFICATION:

- Absolutely outstanding link-detached barn style new build
- Wonderful setting of four barn style new builds
- Incredible open plan living
- Three bedrooms, over two floors, two ground floor
- Two en-suites and one family bathroom
- Village amenities readily accessible
- Mainline train station accessible – 7.5 miles
- Hospital 6.5 miles
- Air source heating
- Double cart shed car port style garage





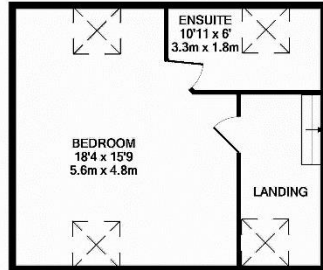




GROUND FLOOR  
APPROX. FLOOR  
AREA 1638 SQ.FT.  
(152.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2032 SQ.FT. (188.8 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. 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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1ST FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

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