



Lattice House Back Street, Gayton

King's Lynn



Offers Over £525,000  
Minors & Brady



# Lattice House Back Street

Gayton, King's Lynn

A rare and characterful house including a former chapel offering over 3,000 sq ft of beautifully reimagined living space, interweaving personality and charm. With origins dating back over 200 years, this striking home has been carefully updated to provide comfort, style and an exceptional sense of space throughout. From the grand living areas and spiral staircase to the shaker-style kitchen and book-lined study, every detail has been thoughtfully curated. Four generous bedrooms, a luxurious bathroom, and a bright, beamed landing complete the upstairs layout. Outside, the south-facing garden is a private sanctuary, framed by mature greenery, with a patio perfect for summer lounging and a large, versatile workshop to the rear. With ample parking, a double garage, and a truly secluded setting, this is a standout home in one of West Norfolk's most well-appointed villages.

- Expansive interior layout extending beyond 3,000 sq ft with a creative balance of character and comfort
- Architecturally eye-catching spiral staircase rising to a gallery space with flexible potential
- Dedicated home office framed by floor-to-ceiling shelving for a library-like atmosphere
- Impressive main reception with original brick elements and zoned areas ideal for entertaining or relaxing
- Light-filled kitchen designed with timeless cabinetry and generous room for casual dining
- Four sizeable bedrooms offering a mix of restful environments and adaptable spaces for work or play
- Stylish family bathroom finished with a bath tub and cleverly arranged shower suite
- Wonderfully private garden with south-facing orientation, leafy backdrop and generous patio
- Versatile outbuilding with modern power supply offering scope for hobbies or workshop use
- Excellent off-road parking options and detached double garage







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Council Tax band: E

Tenure: Freehold



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## The Location

Gayton is one of West Norfolk's most sought-after villages, located just seven miles east of King's Lynn. Known for its friendly community spirit and fantastic amenities, it's easy to see why Gayton remains so popular with families, professionals and those seeking a well-connected village lifestyle. At the heart of the village you'll find a well-used recreation ground, football pitch and allotments, alongside a brilliant mix of local services including an award-winning butcher with deli counter, a handy garage with post office, a generously sized convenience store, a traditional fish and chip shop, and the much-loved Crown Inn pub.

Education is well catered for too, with a newly re-built primary school and nursery which opened in the centre of the village in autumn 2022, designed to serve the community with modern, purpose-built facilities. Travel is simple, whether by car or public transport, with regular bus links and a direct route to King's Lynn just a few miles away. The Queen Elizabeth Hospital sits just over six miles away while the town



Outbuildings  
599 sq.ft. (54.8 sq.m.) approx.

Ground Floor  
1698 sq.ft. (157.7 sq.m.) approx.

1st Floor  
757 sq.ft. (70.3 sq.m.) approx.



**TOTAL FLOOR AREA : 3045 sq.ft. (282.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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