



CHIMNEY STREET,  
CASTLE ACRE, PE32 2AB

BROWN & CO



## CHIMNEY STREET, CASTLE ACRE PE32 2AB

Outstanding Position in one of West Norfolk's Most Desirable Villages

Views over Nar Valley & Castle Acre Priory

Detached House, Three Reception Rooms, Kitchen & Conservatory

Four Bedrooms, Master En-Suite & Family Bathroom

Setting can only be Appreciated by First Hand Inspection

Close to Village on Quiet Lane

No Upward Chain

Swaffham & Waitrose a Short Drive



### INTRODUCTION

Brown&Co are thrilled to offer a detached house in a peaceful and spectacular location in Castle Acre, arguably one of West Norfolk's most desirable and historic villages. The house, located on the edge of the village on Chimney Street, has breath-taking views over open countryside and the Nar Valley. It's just a few minutes walk to the village centre, church, Norman castle and the ruins of Castle Acre Priory, English Heritage ancient monuments. Only by personal inspection can the location be truly appreciated.

### LOCATION

Castle Acre is an historic village in the Nar Valley. It is arguably the most desirable location to live in West Norfolk - and for good reason. The village has a quintessentially English feel with a village green, mature trees, tea room and village pub at its heart. What sets it apart from similar villages is that it is also dominated by two English Heritage ancient monuments; Castle Acre Castle and Castle Acre Priory. The Bailey Gate and motte, the original earthworks surrounding the Norman motte-and-bailey castle, are still mainly intact. The Priory, Norman Cluniac, alongside the river Nar is another unique site to explore.

The village pub is The Ostrich, with beer garden and excellent food, and further afield there are a number of excellent pubs such as The Dabbling Duck in Great Massingham. The village is also well

serviced by a local convenience store, fish and chip take away and café all a short walk from the property. Nearby, Swaffham is a thriving market town with a Waitrose supermarket and Kings Lynn (13 miles) has a hospital and mainline station to London, Ely and Cambridge.

### THE PROPERTY

The house is located on Chimney Street where property is rarely offered for sale. This lesser known street (just off Blind Lane!) is in a particularly peaceful location in the village and has unrivalled views over the landscape towards the South. The location is one of the finest in this village.

To the front is a gated driveway which leads to a gravel parking area and garage. The front boundary is set with hedging and there is a patio to enjoy the views, with access at either side of the house to the rear. The rear garden is designed for ease of maintenance with gravel areas and various shrub planting.

Stepping inside; there is an entrance hallway, staircase to first floor, WC and doors to the sitting room and breakfast room and utility room. The sitting room is dual aspect and has open fire as well as doors the rear garden. The arrangement of the breakfast room, kitchen and dining room is particularly pleasant being partially open plan. Lastly, the conservatory completes the ground floor accommodation.

Upstairs the spacious landing leads to four bedrooms and the family bathroom. The master bedroom has an en-suite. The views from the first floor are nothing short of spectacular, especially to the front. To the rear, the church, to the west the Priory ruins, and to the east, just 50m from the house, the castle's moat earthworks. Few properties in the village can offer such views.

### SERVICES & COUNCIL TAX BAND

Mains water and electricity are connected, private drainage. Oil central heating. None of these services or appliances have been tested by the agent. The property is in Council Tax Band E.

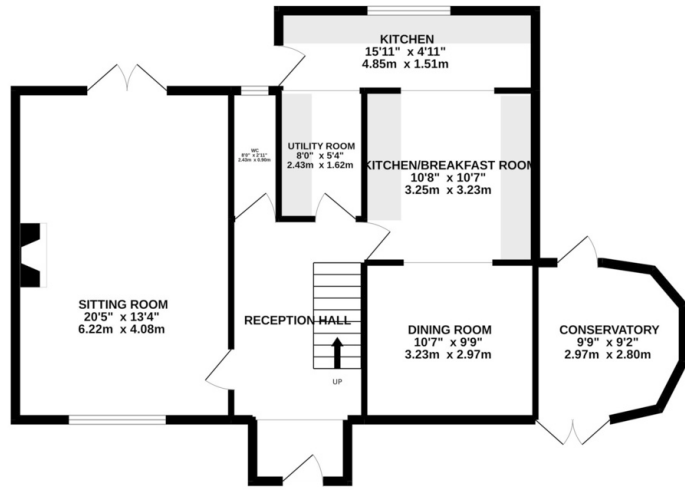
### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

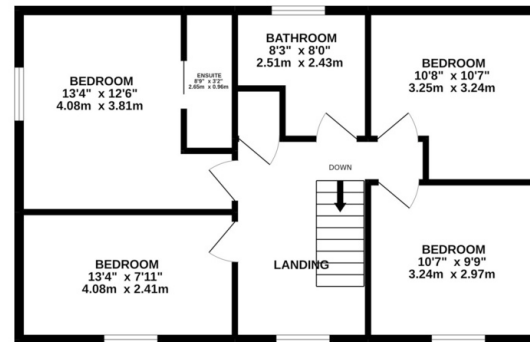
### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted.

GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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