



ORCHARD LANE  
CASTLE ACRE PE32 2BE

BROWN & CO



## ORCHARD LANE, CASTLE ACRE PE32 2BE

Beautiful Cottage in one of West Norfolk's Most Desirable Villages  
Overlooking Village Green Space  
Sitting Room with Wood Burning Stove  
Kitchen Breakfast/Dining Room  
Two Bedrooms  
Courtyard Garden  
No Upward Chain  
Must be Viewed  
Conservation Village



### INTRODUCTION

Brown&Co offer a two bedroom, period cottage, located in a peaceful setting in historic Castle Acre overlooking a village green. First hand inspection of this delightful property is essential to fully appreciate it.

### LOCATION

The property is located in Castle Acre, a historic village in the Nar Valley along the River Nar; it is one of the most desirable villages in West Norfolk. Castle Acre is home to an ancient Mott and Bailey and some of the most impressive medieval earthworks in the country. There are a number of excellent pubs nearby including The Ostrich in the village itself, The George and Dragon and The Dabbling Duck in Great Massingham are close by. The village is also well serviced by an excellent local convenience store, primary school and chip shop. Swaffham is a thriving market town with Waitrose supermarket and nearby King's Lynn (13 miles) has hospital and mainline station to London, Ely and Cambridge.

### THE PROPERTY

The property is positioned on Orchard Lane in a small row of period cottages. All of the cottages have no opposite neighbours, instead they look out onto the pretty St James' Green. The house has nearby access to the cricket and recreation ground (which has a newly refurbished childrens' play area) and is about five minute walk to the village centre and castle. Parking is also available at the front of the property.

At the front there is a path through a cottage garden to the house. Inside, this is arranged in a traditional manner of sitting room, with wood burning stove, and the kitchen/dining room at the rear with fitted units and area for table. Upstairs there are two bedrooms and bathroom. At the rear of the property is a courtyard patio terrace and gate to the rear.

First hand inspection of this fine property is highly recommended. There is no upward chain.

### SERVICES

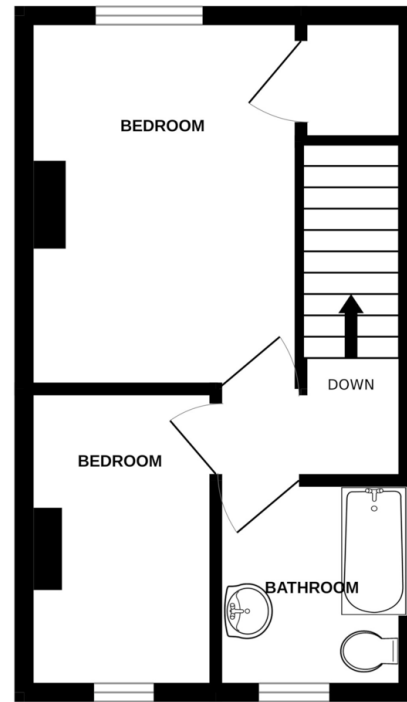
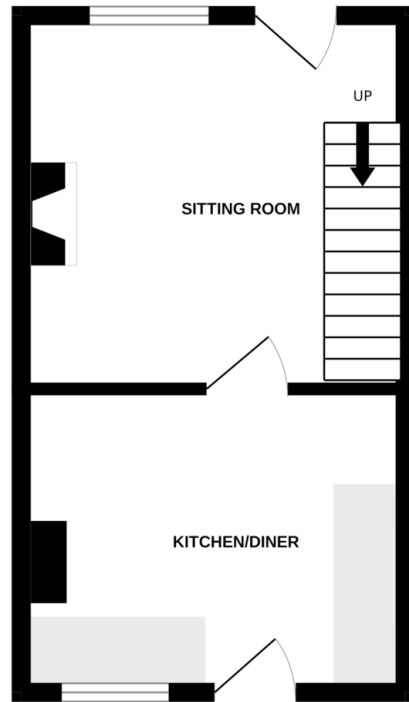
Mains water, electric and drainage are connected. LPG central heating. None of these services have been tested by the agent.

### 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](mailto: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. We are most grateful for your assistance with this.



TOTAL FLOOR AREA - 478 sq ft (44.5 sq m) approx



### IMPORTANT NOTICES

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