



THE STORY OF

Melrose

Castle Acre, Norfolk

SOWERBYS

S

THE STORY OF

Melrose

Newton Road, Castle Acre,
Norfolk, PE32 2AX

Sold Chain Free

Charming Cottage with South-Facing Garden

Refurbished Throughout

Kitchen Free-Flowing to the Dining Room

Separate Sitting Room

Three Bedrooms

Separate Study/Art Studio with Power and Water Supply

WC and Family Bathroom

Off-Road Parking and Enclosed Rear Garden

Superb Location within Castle Acre

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“Over several years Melrose has been completely renovated - it’s been given a new lease of life.”

From a run down property to a charming cottage, the transformation process here has been incredible. True care and attention to detail has been taken at every single step, in order to create a truly spectacular home.

Dating back to late 1700s, Melrose incorporates medieval stonework, with the flints almost certainly coming from the Priory, and perhaps the Castle which is just 100 metres away. Starting its life as two cottages and evolving over the years, a number of changes have taken place

with the properties being extended to the front and with the two cottages being combined to create one truly spectacular home.

Arriving at the property, Melrose captures attention in the best possible way. Its striking flint exterior and spacious driveway, a rarity in this area of Castle Acre, immediately make it stand out. The exacting standard of finish continues, and what sits beyond the oak framed porch and front door is simply delightful.



Stone tiled flooring adds character to the kitchen and entrance hall, and aid the seamless flow through the property, whilst exposed bricks serve as a reminder of the property's rich history. There's character and charm at every turn. Maintaining a traditional cottage style, the kitchen is every bit as practical as you might hope, with an integral dishwasher, fridge/freezer and washer/dryer, and an impressive electric range cooker.

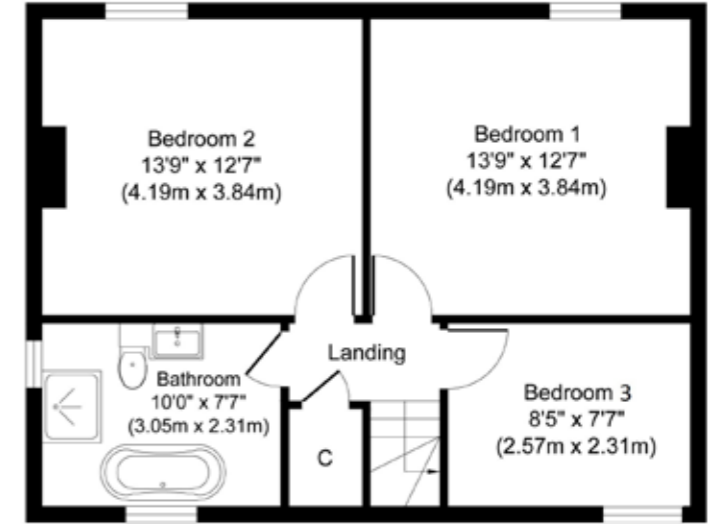


“From the kitchen you can look out to the front and the back - it's flooded with light”

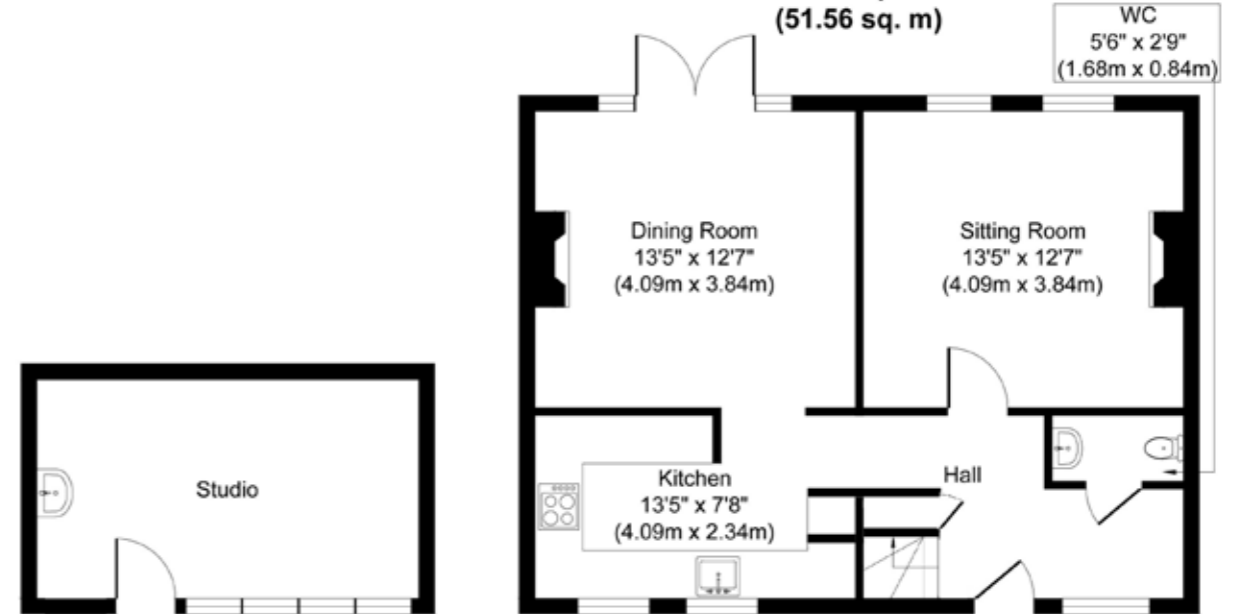
Opening into the dining room/sitting area, where you'll find a log-burner and french doors leading out to the enclosed rear garden - a room for all seasons. It's easy to imagine spending chilly evenings in front of the fire, and long afternoons with family and friends spilling out into the garden for a barbecue. A second reception room is equally enchanting, a tranquil space adding wonderful versatility. A cloakroom completes the ground floor space and with the sizeable entrance hall there's plenty of space here to remove those muddy boots.



A beautiful Norfolk staircase connects the two floors seamlessly. Here there are three bedrooms, two of which are ultra spacious. The family bathroom stands out for all the right reasons, with the free-standing bath making an impressive centrepiece. There's a luxurious drench shower, exposed beams, and, of course, the same meticulous finish found throughout the rest of this beautiful home.



First Floor
Approximate Floor Area
555 sq. ft
(51.56 sq. m)



Studio
Approximate Floor Area
147 sq. ft
(13.65 sq. m)

Ground Floor
Approximate Floor Area
555 sq. ft
(51.56 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The outside space complements the cottage perfectly. To the front there's plenty of parking space, with the shingle driveway softened by raised beds. The studio, known locally as 'The Old Sweet Shop', would lend itself to any number of uses - with power, lighting and water it could become the perfect home office, art space or hobby room.

Mature hedging encloses the rear garden and the lawn is ideal for children to play on. Its sunny, southerly aspect makes the garden a delight for summer barbecues or a drink on the patio.

Melrose is a truly unique find: a charming Norfolk cottage with a superb setting, along with the added benefits of off-road parking and a generous garden. The exquisite finish and distinctive character make it a remarkable gem worth discovering.





ALL THE REASONS

Castle Acre

IN NORFOLK
IS THE PLACE TO CALL HOME



As you sit on the pretty village green and watch the world go by at a gentle pace, it's incredible to think that Castle

Acre once played a major role in history. Yet the Norman ruins of Castle Acre Castle and Castle Acre Priory, respectively east and west of the village, are reminders of the village's grand ancestry when royalty would regularly arrive at the Bailey Gate and enjoy days spent hunting in the deer park.

The priory, now the charge of English Heritage, once housed a community of monks until Henry VIII disbanded monastic houses in 1537. You can still admire the beauty of the church gable and cloisters – run your fingers through the scented plants in the herb garden which the brothers would have used for daily cooking and healing centuries ago.

For a restorative moment today, head to The Ostrich which has been serving locals since

the 1800s and was recently renovated by local building firm Grocott & Murfitt as a fantastic gastro-pub. Enjoy a bite and a reviving glass and wander along the High Street to Castle Antiques & Collectables to discover a curio or chic addition for your home.

At the meeting point of the Roman Peddars Way, the River Nar runs to the south of the village, leading east to Newton and on to the hamlet of Fiddler's Green. Follow the Massingham Road north west and you'll happen upon Castle Acre Water Tower, saved by photographer Dennis Pedersen who bought the once derelict wreck for just £25,000 and turned it into a contemporary spaceship-inspired family home with panoramic views over barley fields.

Of course there are plenty of traditional period homes, many lining the village green where pretty flint cottages are covered in rose blooms in the height of summer, along with newer properties to be discovered. With a local store and Post Office, a popular café, fish and chip shop and even a small, independent bookstore, it's easy to see why so many people find their forever home in Castle Acre.



Note from Sowerbys



“The views out to the garden from both sitting rooms are fantastic”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2900-3976-1622-2294-0273

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 above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///drags.expiring.blanked

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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