



THE STORY OF

Greenlade

Castle Acre, Norfolk

SOWERBYS

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THE STORY OF

Greenslade

Newton Road, Castle Acre, Norfolk
PE32 2AX

Cul-De-Sac Location

Detached Family Home

L-Shaped Sitting Room

Kitchen/Dining Room, and Utility Room

Separate Study/Snug

Four Double Bedrooms

Family Bathroom and En-Suite

Driveway and Garage/Workshop

Enclosed Rear Garden

Easy Access to the Coast and Sandringham Estate

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“A quiet location gifts you a peaceful home,
which is also bright and spacious.”

Tucked away on a slight hill, and gifting simply breathtaking views, Greenslade has been a cherished family home.

Nestled in a cul-de-sac, this home feels peaceful and welcoming, whilst also being within the heart of the historic village of Castle Acre.

Stepping into the spacious reception hall, you'll immediately sense the warmth and comfort which permeates throughout the home.

The heart of this accommodation is undoubtedly the kitchen/dining room, which seamlessly connects to the study/

snug. This space has become the hub of activity, providing ample room for culinary endeavours and offering easy access to the cosy snug and the inviting outdoor areas. Whether you're cooking up a feast, or enjoying a quiet moment, this space effortlessly caters to your lifestyle.

The L-shaped sitting room is a true gem, boasting vaulted ceilings and dual aspect windows which flood the room with natural light. Its design allows for versatility, with an area which could be transformed into a drawing space or a serene reading nook, perfect for getting lost in the pages of a great novel.



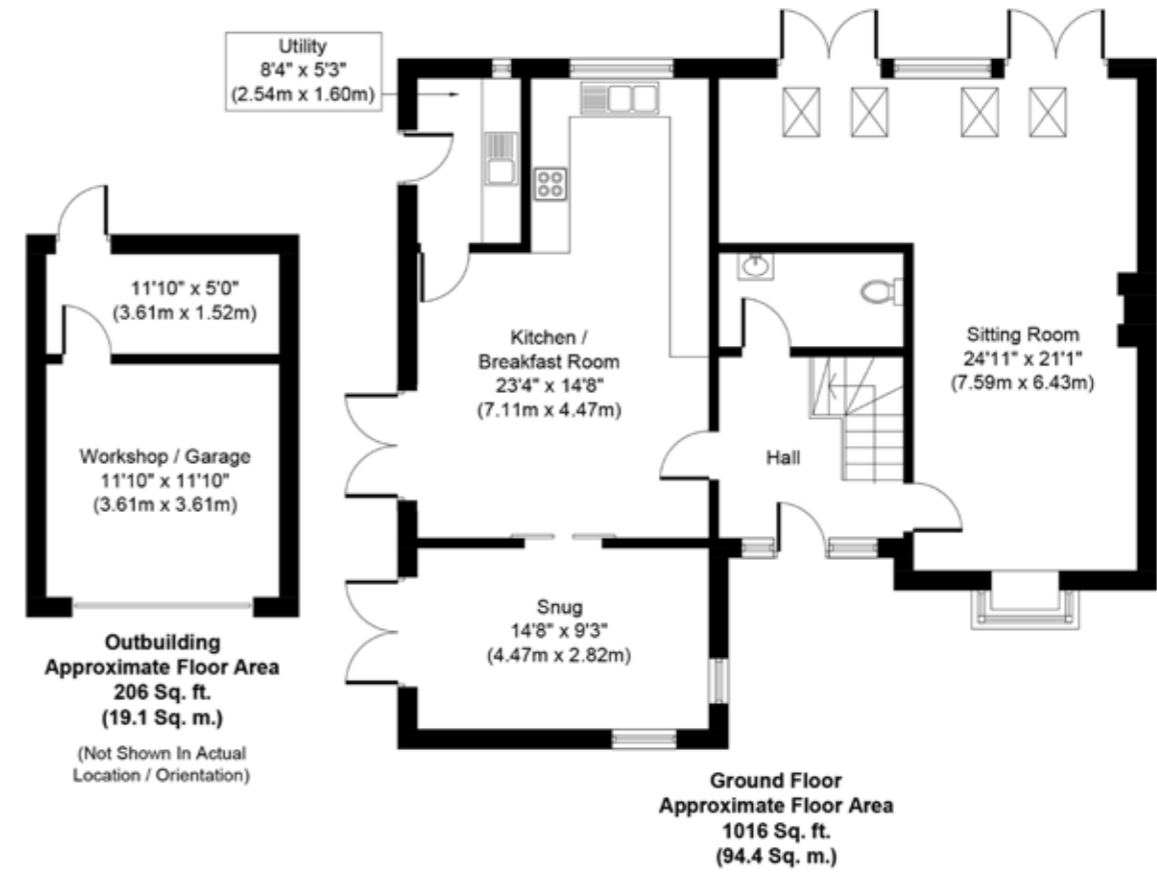
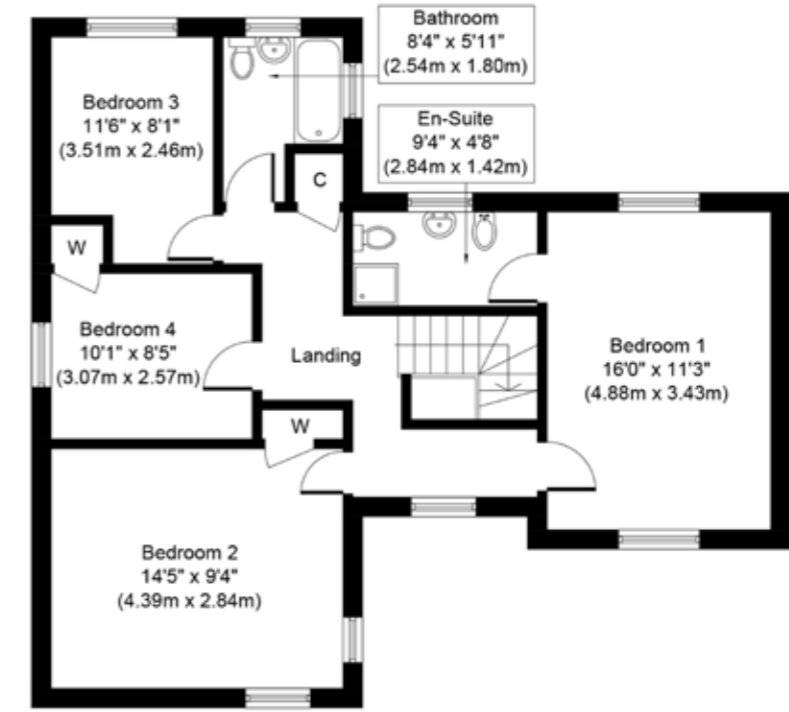
Upstairs, the landing leads to four generously sized double bedrooms and a family bathroom. Two of the bedrooms feature built-in wardrobes, while the principal bedroom enjoys the added luxury of an en-suite shower room.

Outside, the property has been meticulously maintained. The front driveway offers ample parking space for multiple vehicles, and the single garage, which has been converted into a workshop, provides a creative space for those with hobbies or projects.

The rear garden of Greenslade is a private oasis, fully enclosed to ensure tranquillity and privacy. With a delightful patio area, it's ideal for hosting gatherings during the warm summer months. The lush lawn, mature hedging, and beautiful shrubbery create a serene ambiance, inviting you to unwind and relax.

Greenslade is not just a house; it's a beautiful family home which offers the best of both privacy and community. Located in one of Norfolk's most desired villages, with easy access to the coast and the prestigious Sandringham Estate, this property is ready to welcome its new owners to a life of comfort, serenity, and endless possibilities.





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.

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



“From your doorstep, there's so much to explore.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Drainage via a septic tank.
Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2700-0796-0022-1223-3673

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: ///lawfully.weeds.enrolling

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