



Meadow Rise  
West Acre | Kings Lynn | PE32 1GE

## DETACHED BARN-STYLE HOME WITH BEAUTIFUL FIELD VIEWS



With breathtaking panoramic views and enviable secluded landscaped gardens this stunning five-bedroom detached home will delight viewers. This wonderful modern property sits in a charming spot surrounded by open meadows in the picturesque village of West Acre. For those who enjoy walking through the Norfolk countryside there is no shortage of glorious walking trails. The village is serviced by a fantastic village pub and West Acre is also home to its very own Theatre which is situated in a converted chapel and affords a full programme of productions.



# KEY FEATURES

- Detached Five-Bedroom modern property offered in excellent condition
- Idyllic Village setting with unspoilt views across the Meadow
- Impressive Principal Suite with En-Suite Bathroom
- Modern Open Plan Kitchen, Dining and Living Area
- Spacious Utility Room, Study and ground floor W.C
- Studio space to the ground floor which can be converted into a Garage
- Flexible living space arranged over two floors
- Superb, manicured Gardens to the rear
- Ample parking on the private Driveway
- Total Accommodation extends to 2,732 sq. ft

## Beautiful Countryside Home

If you are in the market for a large countryside property with the 'wow' factor, Meadow Rise is likely to be exactly what you are looking for. Located in West Acre, this detached barn-style home has five bedrooms, three bathrooms and abundant living space. Having loved holidaying in Norfolk for many years and finally deciding to make it their home, the current owners moved to the property in 2010. There wasn't one specific factor that made them fall in love with the house, but rather a combination of things they considered important in a family home. They wanted to experience a less busy, less stressful and quieter way of life, in a property that provided a "high standard of design", and that is what Meadow Rise provides. They state "The house is large enough to allow us to entertain family and friends", but the space is not overwhelming.

There is a lot to love about the property, but the open-plan living arrangement and the design of the kitchen features stood out to the current owners as being unique. When asked to describe Meadow Rise in three words, the owners mention how challenging that is, considering just how much this gorgeous property offers. Peaceful and blissful are perfect descriptors, and they highlight how visitors often describe the property as homely.

## Flawlessly Finished

Every room in the home has been finished to a flawless standard, with contemporary and classic design elements throughout. There are modern amenities and interior design choices combined with a traditional and cosy feel. The family bathroom, which is one of three, has recently been perfectly refurbished. Lusso Stone products have been used throughout, making bathing an indulgent pleasure for the owners.





# KEY FEATURES

The layout of Meadow Rise couldn't be better, and the open-plan living area makes it a versatile and flexible home, a place for families to gather and socialise. It's easy to flow from one room to the next, making the entire space the central hub of the property. The view from the open plan dining and family room will take your breath away, and it really embraces Church Field and the lovely church with its unique 'Watch and Pray' clock.

## Garden and Fields Galore

It's not just the home's interior that will impress you, as Meadow Rise boasts a wonderful L-shaped enclosed outdoor space. The rear garden is a great place to sit and relax, and the current owners have spent many days watching the swallows in summer and the other wildlife that visits. With a large grassed area and an expertly finished patio, this garden has something for everyone. There is more than enough space for foliage, flowers and planting. The adjacent Church Field is used as part of a rotation for sheep, and you might even be lucky enough to spot some lambs. Elsewhere, is a versatile garage that has been converted into an art studio.

Situated in West Acre, Meadow Rise has access to several lovely walks and is a fantastic place to live if you want to experience everything the great outdoors offers. Though the area is not large enough to be classified as a village, it has a thriving community and welcoming neighbours. It boasts an award-winning theatre, a craft brewery and a delightful pub. There is also a garden centre at High house, owned by the sculptor Antony Gormley open to the public to walk around and view the beautiful plants, shrubs and trees.





























# INFORMATION

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## On The Doorstep...

West Acre is located next to Castle Acre a picturesque village about four miles from the market town of Swaffham and is well known for its 13th century priory and castle ruins. There are interesting narrow streets which focus around the village green where a tearoom, an antique shop and pub/restaurant can be found. At the centre is a fine church and further out a grocery shop. Castle Acre has a Post Office, high speed Fibre Broadband and good selection of high quality pubs and restaurants within easy reach. The River Nar flows through fields surrounding the village and these offer an ideal area for country walks. In 2009 a new school was built catering for ages up to year six. Swaffham is a thriving market town with a popular Farmers Market every Saturday and a number of major Supermarkets including Waitrose.

## How Far Is It To?...

The historic market town of Fakenham is found approximately 12.5 miles away with a host of amenities including supermarkets, the popular market day on a Thursday and also a farmers market once a month. Kings Lynn is within 15 miles and for those visiting Burnham Market can be found within 22 miles.

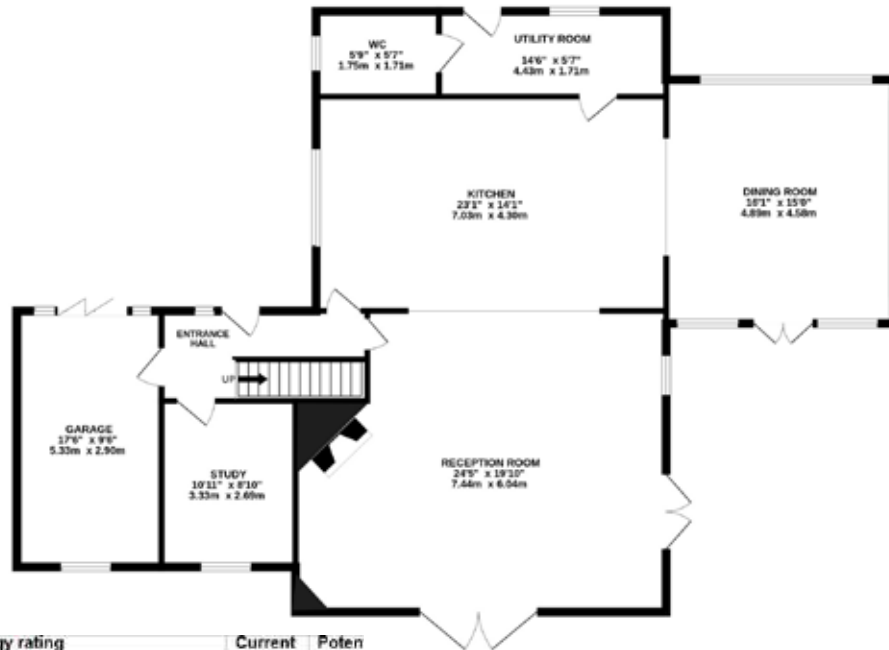
## Services, District Council

OFCH, Mains Water & Septic Tank  
Kings Lynn and West Norfolk Borough Council  
Council Tax Band F

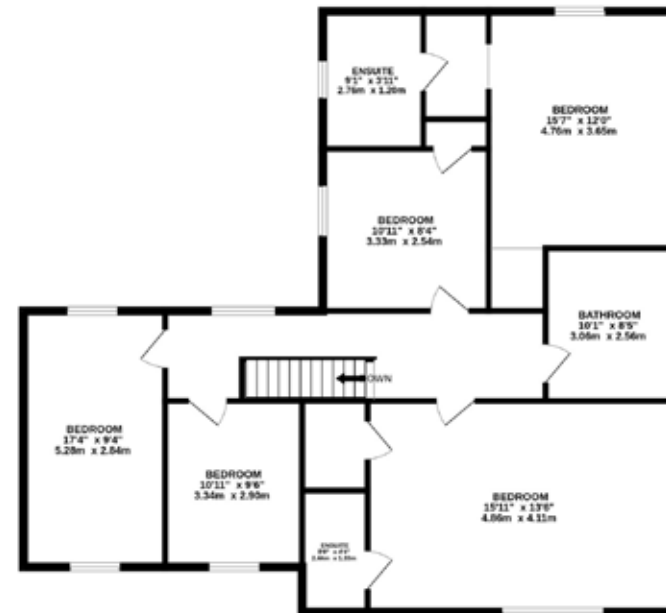
## Tenure

Freehold

**GROUND FLOOR**  
1483 sq.ft. (137.7 sq.m.) approx.



**1ST FLOOR**  
1249 sq.ft. (116.1 sq.m.) approx.



Score	Energy rating	Current	Poten
92	A		
91	B		82
90	C	78 C	
88	D		
84	E		
79	F		
69	G		

**TOTAL FLOOR AREA : 2732 sq.ft. (253.8 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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