



LET'S  
DANCE



THE STORY OF  
**Hillscott**  
*Castle Acre, Norfolk*

**SOWERBYS**

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THE STORY OF

# Hillscott

4 Baileygate Cottages, Stocks Green,  
Castle Acre, PE32 2AE

Grade II Listed

Characterful Cottage

Two Double Bedrooms

Principal Bedroom with En-Suite

Fabulous Outside Entertainment Space

Period Features

Open Fire

Easy Access to Local Amenities

Business Opportunity

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“Everybody raves about Walter’s...  
everybody wants to live here!”

An impressive and joyous depiction of ‘not all is as it seems’. This truly beautiful home is thought to be amongst the oldest in this desirable village and this is evident throughout with an abundance of characterful period features. The adaptations made by the present owners are an exemplary demonstration of blending old with new to create a unique sociable space that is versatile, charming and welcoming.

Although registered as Hillscott, the residence is now affectionately referred to as Walter’s Cottage - just another beautiful example of a window into this home’s varied and colourful history - the name being that of a former bell ringer at the local church.

The brick and flint frontage is, of course, an elegant continuation of the bailey gate itself, but the proportions of the entrance do little to convey the story beyond, as once inside we begin to understand the full extent of the accommodation with a direct view through to the dining room at the rear showing the true depth to explore.

A gorgeous open fireplace stirs the imagination, inviting thoughts of snuggling up after a stroll along the chalk river through the Nar Valley, catching a glimpse of the diverse wildlife that inhabits the majestic terrain. The timber beams overhead are an accent of the textural elements to discover throughout.



Entering the kitchen/dining room there is an immediate sense of space and light with an abundance of room to entertain that is often absent from older cottages. The kitchen works in combination with an ingenious use of the void under the winding stairs, that has been transformed into a well-equipped pantry, maximising the use of every inch without creating clutter and busyness.

A six-seater dining table fits with room to spare for an extra seating area, so everyone can gather in this tremendously bright expanse, to cocoon from the elements or gaze through the glass roof at the evening stars. French doors fuse everything seamlessly with the outside and the fabulous courtyard garden, almost south-facing, is bathed in sunlight from morning to night. This retreat of a garden is the largest of the four Baileygate Cottages, and a sizeable shed provides useful storage for bikes and garden equipment, without detracting from the space. It is a truly enviable spot with plenty of room for hosting barbecue feasts.



“From the bar stools you can see through to the front room, the whole conservatory, and the garden - while chatting to someone in the kitchen.”



The family bathroom is located on the ground floor which is convenient for day-to-day country living, whether it be returning home from the Norfolk coast or from a morning run taking in the local ancient ruins and heritage sights.

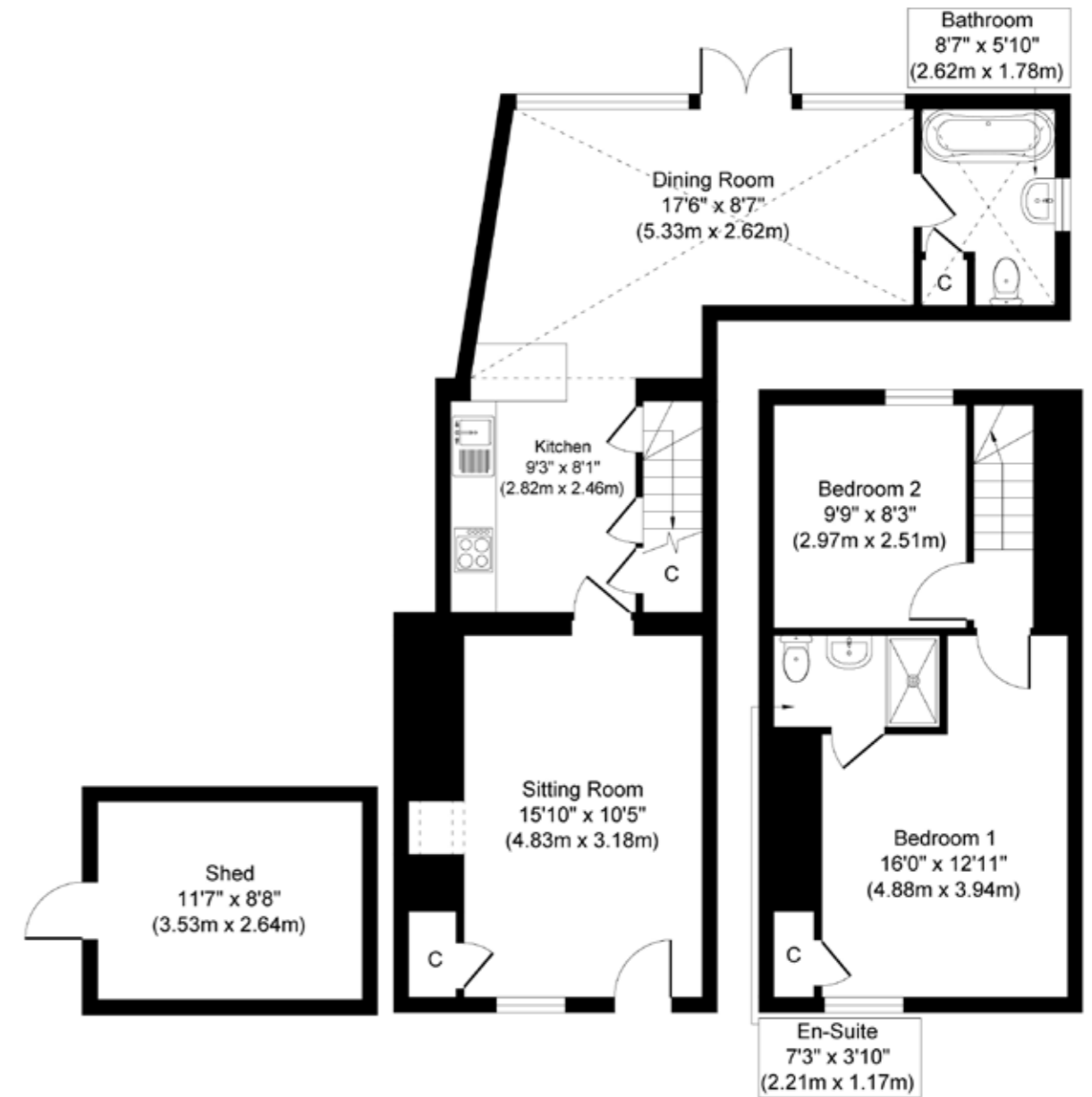
Upstairs are two double bedrooms with oodles of character and offering elevated views out over the surrounding landscape. The principal bedroom even has its own en-suite shower room for long uninterrupted replenishment.

The cottage is currently utilised as an holiday let business but would equally make a sumptuous home in this stunning Norfolk hot spot!





“The cottage has been an absolute joy for us... it’s a rare thing to own.”



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 the Vendor



Castle Acre Priory ruins and countryside beyond

“There’s a beautiful chalk stream river walk, past the ancient ruins...I’ve seen water voles, kingfishers and an otter here.”

THE VENDOR

**SERVICES CONNECTED**

Mains electricity, water and drainage. Electric underfloor heating to the kitchen/dining room and family bathroom, electric radiators and open fire.

**COUNCIL TAX**

Band to be confirmed.

**ENERGY EFFICIENCY RATING**

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

**TENURE**

Freehold.

**LOCATION**

What3words: ///shallower.speedy.lurching

**AGENT'S NOTE**

The property benefits from a right-of-way from Bailey Street to access the garden area from the rear. A neighbouring property has right-of-way over a small area of Hillscott garden to access its own garden. The property is located within a conservation area.

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



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