



THE STORY OF
1 Stocks Green

Castle Acre, Norfolk

SOWERBYS

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1 Stocks Green

Castle Acre, Norfolk
PE32 2AE

Stunningly Renovated Period Cottage

Three Bedrooms

Desirable Village Location

Off-Road Parking

Garage

Sitting Room with Log-Burner

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“...transformed from near dereliction into a captivating country retreat.”

Nestled within the picturesque landscape of Norfolk, this enchanting brick and flint cottage stands as a testament to thoughtful restoration, transforming from near dereliction into a captivating country retreat.

With the three bedrooms each exuding a unique charm, the cottage offers a spacious principal bedroom, and two further double bedrooms, with the third doubling as a splendid home office. Residents can luxuriate in the comfort of a well-appointed family bathroom, complete with a separate bath and shower, ensuring relaxation and convenience.

Upon entering the abode, guests are greeted by a captivating kitchen/dining area adorned with timeless shaker-style units, radiating warmth and character. The inclusion of a walk-in pantry and meticulously concealed cellar adds a touch of practical elegance, enhancing the functionality of the space.

Across the expanse lies a sumptuous sitting room, featuring a cosy log-burner that beckons evenings of intimate gatherings and cinematic indulgence amidst the flickering glow of a crackling fire.





Outside, an enclosed lawn garden provides a haven for all the family. In addition to off-road gravel parking is the large single garage – a great place for hiding away a weekend classic car project or all the kit for adventurous days out discovering Norfolk’s treasures. To the rear of the garage is a separate utility room, which is perfect for keeping all the workings of a busy household tucked away.



Beyond the confines of this charming abode lies an enchanting landscape steeped in rich history and breathtaking vistas, offering endless opportunities for exploration and rejuvenation. Whether immersing oneself in the allure of historical landmarks or simply revelling in the serenity of the surrounding countryside, this Norfolk cottage serves as an idyllic haven for those seeking solace and tranquility amidst nature’s embrace.



First Floor
 Approximate Floor Area
 651 sq. ft.
 (60.47 sq. m)



Ground Floor
 Approximate Floor Area
 682 sq. ft.
 (63.35 sq. m)



Outbuildings
 Approximate Floor Area
 395 sq. ft.
 (36.77 sq. m)



Cellar
 Approximate Floor Area
 149 sq. ft.
 (13.84 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.



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



“After the dissolution, much of the stone from the priory was used to build other houses in Castle Acre, you can see a lot of it in the house and outbuildings.

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 7834-7229-9300-0570-4272

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: ///sunflowers.fill.s.alert

AGENT'S NOTE

The property is situated within a conservation area. The neighbouring property to the left has a right-of-way through the rear garden for the purposes of loading and unloading. The oil tank for the neighbouring property to the left, is located within the garden and there is a right-of-way to maintain and replenish.

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.

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