



Wittles

Castle Acre, Norfolk

A UNIQUELY COMBINED HOME AND BUSINESS OPPORTUNITY,
SET IN AN HISTORIC AND PICTURESQUE NORFOLK VILLAGE



SOWERBYS



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Wittles

Stocks Green, Castle Acre, Norfolk
PE32 2AE



Grade II Listed Home and Cafe

Established Business

Three Bedrooms Owner's Apartment

Additional Rental Income

Stunning Oak Conservatory

Roof Terraces and Enclosed Landscaped Garden

Single Garage and Private Drive

Further Outbuildings

Desirable Location Close to Great Amenities

Picturesque Village Setting with Nearby English Heritage Sites

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THE PROPERTY

A uniquely combined home and business opportunity, set in an historic and picturesque Norfolk village.

Nestled within the heart of historic Castle Acre, this Grade II listed building has features dating back some 500 years and comprises a restaurant/cafe, retail space, three bedroom owner's accommodation, walled garden, and outbuildings.

The cafe business was originally a village store, bakery, and a restaurant, but today the property is offered as a attractive and comfortable blend of both commercial premises and enviable residence.

Wittles Castle Acre currently runs as a successful freehold seasonal cafe, along with a retail unit, which is currently sub-let as a florist.

The cafe trades as a 26-seat dining room, offering a dine-in brunch, lunch, and everything in-between. With its large kitchen/preparation area, and ample storage, creating menus of modern cafe classics - including home baked cakes and single origin coffee, with a focus on showcasing local and seasonal produce - are well within the business' remit.





THE ACCOMMODATION

Situated above the business, the three-bedroom self-contained owner's apartment provides a secluded retreat, with access both directly into the business and into a private walled garden.

Within this home, there is an abundance of characterful features such as exposed beams, sash style windows and a log-burner. The kitchen is fully fitted with base and wall units, and modern appliances. The spacious open-plan living/dining room affords elevated views over the heart of the village with the main green and tapestry of surrounding period properties.

One of the bedrooms is currently used as a snug/TV room and this leads to a stunning oak framed conservatory. This is a splendidly light and refreshing room offering a cosy cocoon from which to watch the seasons. Access to two terraces extend the entertainment area seamlessly into a landscaped garden oasis.

The garden itself is majestic. Enclosed by a textural brick and flint stone wall, for privacy and security, there is a patio area, lawn, and an array of raised flower beds.

A garage, with built-in storage, is the ideal place for a hobby, dinghy sail boat, or outdoor adventure gear to explore the Norfolk countryside. Additional outbuildings provide an extra utility room/oil store, garden shed, and wood store.







First Floor
Approximate Floor Area
136 sq. ft.
(124.95 sq. m)



Garage
Approximate Floor Area
27 sq. ft.
(25.17 sq. m)

Ground Floor
Approximate Floor Area
103 sq. ft.
(95.64 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.

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HELPFUL INFO

- Residential (approx.): 1,258 Sq. Ft./116.8 Sq. M.
- Commercial (approx.): 1,886 Sq. Ft./175.2 Sq. M.
- The retail space includes a separate preparation/sink area and access door.
- The cafe is separated from the retail space by an internal door.
- An office and additional store room are great for day to day smooth running.
- There is direct access from the business into the home and also outside via the terrace/conservatory.
- The outbuildings could be re-purposed as separate accommodation (subject to the relevant planning permissions).



OTHER INFO

- Castle Acre is an excellent example of a planned Norman Village. It boasts a castle and priory, which are part of English Heritage, as well as an 800-year-old church, Bailey Gate and many original buildings.
- Wittles is located opposite the Village Green. Castle Acre is also on the famous Peddars Way (Roman Road), Rebellion Way and Nar Valley Way.
- The village attracts many tourists throughout the year, as well as leisure visitors for walks and cycling. There is an active local community.



CASTLE ACRE

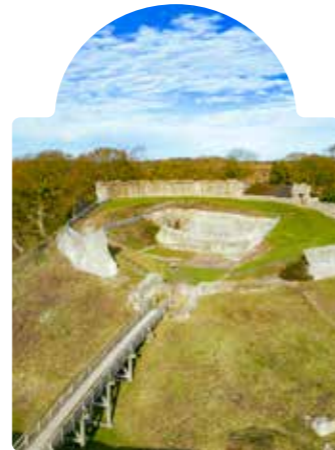
As you sit on the pretty village green and watch the world go by at a gentle pace, it's incredible to think that Castle Acre once played a major role in history. Yet the Norman ruins of Castle Acre Castle and Castle Acre Priory, respectively east and west of the village, are reminders of the village's 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.

Head to *Wittles Castle Acre* to enjoy a bite and a reviving coffee 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 garden is a majestic and private space to enjoy.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: [///Peroxide.underline.spare](#)

BUSINESS DETAILS

- The business currently trades as a seasonal cafe, opening more days in the spring/summer (4-7) and less in the winter (3). It offers both a dine in and take-away menu.
- Strong Revenue and Profit Growth over the past four years, with Forecasted Revenue/Profit of £200K/£80K for the 2023/24 Financial Year.
- Revenues are up 26% in the first 4 months of the current financial year (Dec - Mar)
- Trading hours are currently 10am - 3.30pm.
- The business shuts for 5 weeks each year.
- Cost of sales is at 27% and staff wages are at 20%.
- The Owners are both active within the business.
- An income of £6k per annum is made from the retail space.
- There is substantial support from both the local/nearby communities, as well as tourism (English Heritage Sites) and leisure visitors - walkers, sports, families, and cyclists - to the village.
- Footfall is year round, with stronger trading in the spring and summer.
- The business has a website and strong social media presence.
- Rated a 5 (Very Good) for Food Hygiene
- The current business model has been chosen to suit the work life balance choices of the owners. There is potential to increase revenues and profits through various initiatives (subject to relevant permissions).
- Currently, *Wittles Castle Acre* is the only dine in cafe/restaurant/pub in the village.

SOWERBYS

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