



Gresham House
Castle Acre | Norfolk | PE32 2AU



KING OF THE CASTLE



In Castle Acre, one of the county's most sought-after villages approximately five miles from the market town of Swaffham, this stunning detached four-bedroom family home is set well back from the road and has the benefit of a large and well-maintained garden beyond which lie the ruins of the castle from which the village takes its name.

Impeccably presented throughout, the living accommodation comprises a generous living room (with a wood burner), dining room, a sizeable kitchen/diner, an office and a utility room, while upstairs there are four bedrooms (one with an en suite) and a family bathroom.

There is a veranda extending the length of the rear of the house from which to enjoy the beautiful garden with its established planting, a pond and a raised flower bed. The property also has a detached double garage.



KEY FEATURES

- Castle Acre - A wonderful Family home in a Stunning setting
- Centrally positioned within an acre of beautifully landscaped gardens
- Tranquillity in the centre of possibly one of the prettiest villages in Norfolk
- Four great sized bedrooms, all with wonderful garden views
- Family bathroom, and en-suite to the master
- Large kitchen/diner with double aspect
- Two further reception rooms with French doors to the garden
- Separate and quiet Study/Office
- Views of the castle ruins in the Winter, Large double garage
- Total Accommodation extends to 2475sq.ft

Traditional Style, Modern Comforts

"We bought Gresham House thirty years ago," the present owners said. "It was modern, having been built in 1981, but was well placed in the middle of a large plot, with views over the castle. The property lies within the Castle Acre conservation area, and we were attracted by Castle Acre itself and the location of the property. We viewed quite a few properties in West Norfolk but, for us, Gresham House stood out because, apart from its wonderful setting, the rooms were all of a good size that would work for our family."

"We have consistently tried to give the 1980s property a timeless traditional feel and whenever we have made a change, especially to the exterior, have always ensured that it would look traditional and enhance the appearance of the whole property. We modified the door and windows of the porch, based on the appearance of another property in the area. We removed the wooden conservatory as, being south facing it was very hot in the summer, and replaced it with a veranda along the whole south face of the property which works very well combined with the terrace."

"In 2012 we combined the kitchen and utility rooms to enhance the usefulness of the space, and replaced the staircase with one built by local Norfolk craftsmen. We also added a garden store to the eastern end of the house, where the furniture for the terrace is stored but readily accessible."

When asked about their favourite spaces at the property, the owners said, "Both the lounge and the dining room are ideal for larger family events. We have entertained twelve around the dining room table on several occasions, for example the evening before our daughter's wedding."





KEY FEATURES

The south-facing oak veranda and terrace that look out over the rear garden is a favourite feature for us and our guests."

"There's no question that we will miss the setting, the evening light, the peace and the birdsong when we move on. The location, the traditional styling, the veranda and the fact that the rooms are all a good size have made it a wonderful home for us."

Delightful Garden

"Over the thirty years we have lived in the property, we have had to replace a number of trees, all with the requisite consent from the council," the owners explained. "There were quite a lot of Sycamore trees and when these had to be replaced, we planted Himalayan Birch. And when other trees had to be felled in the front garden, we introduced Aspen trees, which rustle as if it's raining in a breeze. In the back garden we have planted several Acers, which have grown very well."

"There are a lot of daffodils in the garden which provide a good show in the spring, while later in the year the geraniums, irises, delphiniums, foxgloves, paeonies and various other flowers and shrubs come into bloom. When our children were young, they loved playing in the garden and inventing all sorts of games and adventures, and our favoured entertaining space is the veranda and terrace."

"The garden at both the front and back is a haven for birds; tawny owls have nested in one of the trees on a number of occasions and we believe we had a barn owl nest recently too," the owners said. "We have also had blackbird, robin, wren, blue tit and spotted flycatcher nests (to name a few). Many other birds visit the garden including greater spotted woodpeckers and nuthatches. Other inhabitants include hedgehogs and frogs, and we have a pond in which newts have been spotted."

Village Life

Taking its name from the castle erected in the 12th century by the Normans, Castle Acre is a peaceful rural village approximately four miles from the market town of Swaffham. "The village has a well-stocked village shop with a post office, a newly reopened pub and also a village café," the owners said. "There is a primary school in the village and secondary schools nearby. (In 2009, a new school was built in the village which caters for ages up to year six.) There is a choice of supermarkets on the outskirts of Swaffham, a ten-minute drive away, including Waitrose."





























INFORMATION



On Your Doorstep...

"Castle Acre is a lovely place to live, with historic buildings and lots of walks to enjoy. Peddars Way is a historic walking route that goes through the village, and you can also walk by the River Nar, which is a chalk stream and SSSI. Along that walk you will come across warblers (in the summer), swans, mallards, moorhens and egrets. In the evening swallows, swifts and house martins swoop low over the river catching insects and barn owls hunt for prey. The river contains brown trout and one can also see water voles. Near the South Acre Ford it is possible to see kingfishers and herons. There are water meadows along the Nar, where one can see wild orchids. Walking to the west of the village, you can see other birds of prey including kestrels, buzzards and kites. For the equestrians there are a number of good riding options in the area. There is a tennis club at Great Massingham, five miles north of Castle Acre."

"The north Norfolk coast is about a forty-minute drive away, with a number of pretty villages such as Holkham and Cley-next-the-Sea, and extensive sandy beaches at Holkham and Wells-next-the-Sea. For those interested in ornithology there is the RSPB reserve at Titchwell March and the Norfolk Wildlife Trust near Cley."

"It is easy to travel to both King's Lynn and Norwich from the village. The best railway station is Downham Market, a thirty-minute drive from Castle Acre, with direct trains to London taking about ninety minutes."

Directions - Please Scan QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///bracelet.repeats.exhaling](https://www.threewords.com/bracelet.repeats.exhaling)

Services, District Council and Tenure

OFCH, Mains - Water & Drainage

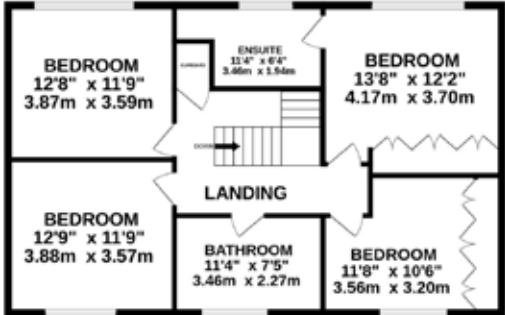
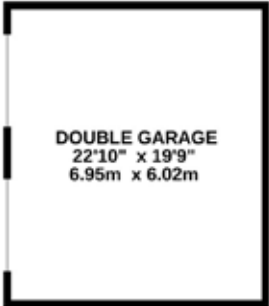
Kings Lynn & West Norfolk Borough Council - Tax Band F

Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Freehold

Agents Notes:

There are some covenants on the property - please ask agent for further details





TOTAL FLOOR AREA : 2475 sq.ft. (229.9 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	90 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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