



THE STORY OF

# The Willows

*Castle Acre, Norfolk*

SOWERBYS



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# The Willows

Newton Road, Castle Acre, Norfolk  
PE32 2AX

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Offered with No Onward Chain

Charming Semi-Detached Period Cottage

Around 1,091 sq. ft. of Accommodation

Three bedrooms plus Flexible  
Fourth Bedroom/Study

Generous Living/Dining Room  
with Open Fireplace

Practical Kitchen/Breakfast Room

Newly Installed Electric Central Heating

Recently Re-Roofed

Wonderful Private Garden

Brick Garage/Barn with Further Potential STPP

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The Willows is a versatile and cosy period cottage, tucked away in one of Norfolk's most admired village settings, just moments from the historic castle in the heart of Castle Acre.

A much-loved family holiday home for the past eight years, it offers well-balanced accommodation of around 1,091 sq. ft., a delightful garden and further potential to explore.

The ground floor centres around a generous living/dining room with an open fireplace and views onto a quintessential village scene, complemented by a kitchen/breakfast room and an additional reception room, currently used as an occasional fourth bedroom but equally suited as a snug, study or playroom.

Upstairs are three bedrooms and a family bathroom, providing a layout ideal for family life, guests or home working. Recent improvements include a newly installed electric central heating system and a re-roof, offering reassurance while leaving scope for a new owner to make their own mark.

Outside, the garden provides a peaceful and private setting to enjoy the seasons, with the village's iconic castle just moments away. A substantial brick garage/barn, once believed to have served as a blacksmith's barn, offers excellent storage, workshop space or potential for further enhancement, subject to the necessary consents.

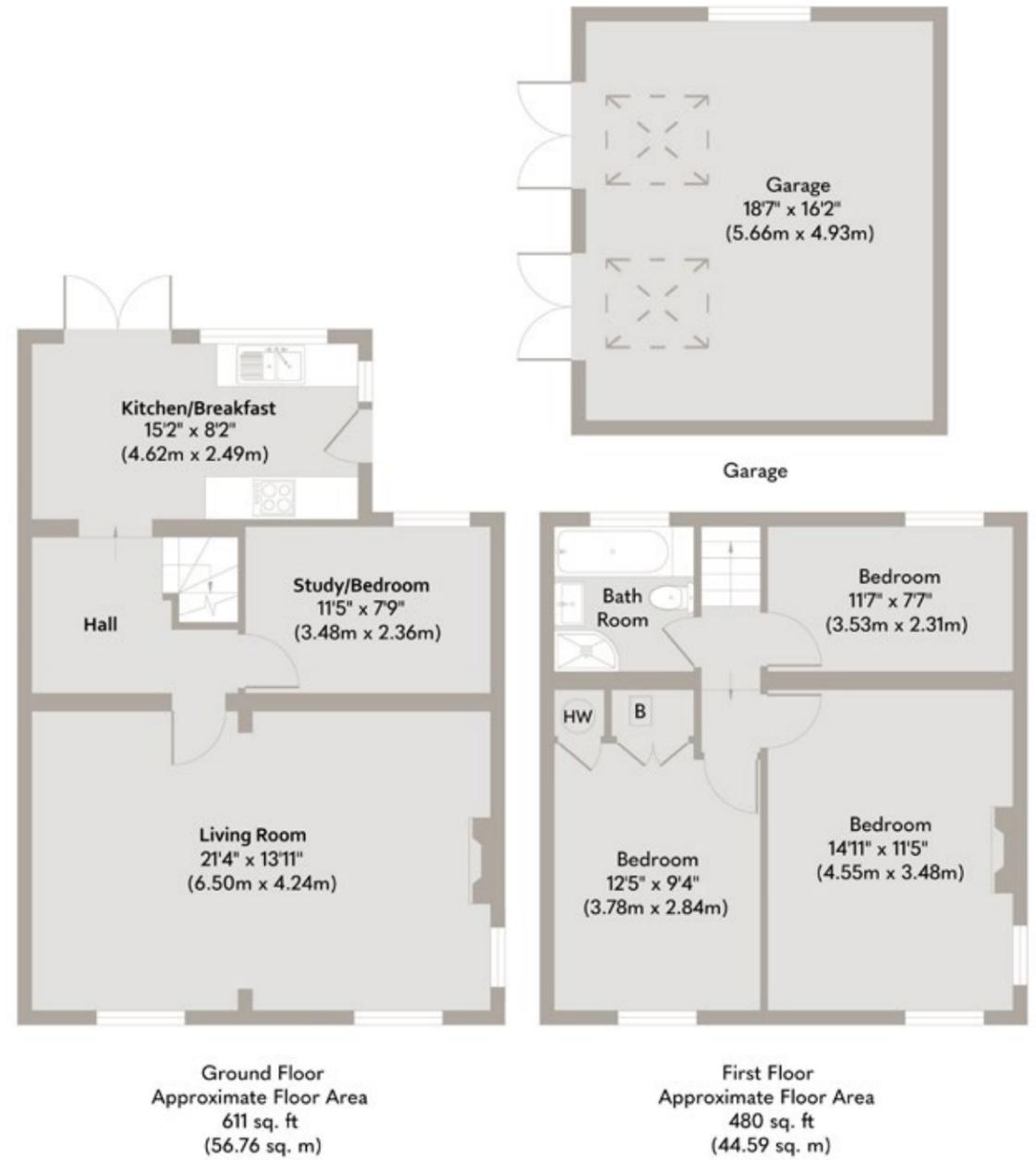
The driveway is positioned to the rear and accessed from North Street, adding practicality to this charming home.

What makes The Willows especially appealing is not just its character, but a setting that is both timeless and connected, within one of West Norfolk's most special villages.



The Willows is a charming family cottage with a delightful garden, perfectly positioned just moments from the castle.





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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# Castle Acre

A QUINTESSENTIAL VILLAGE WITH A RICH HISTORY

Castle Acre, Norfolk is a beautifully preserved and characterful village located in the heart of the Nar Valley, just 15 miles from King's Lynn. Best known for its remarkable Norman heritage, the village is home to two English Heritage sites - Castle Acre Castle and Castle Acre Priory - both offering an impressive glimpse into medieval England and set against a backdrop of open countryside and quiet lanes.

The village itself centres around a traditional green and offers a welcoming community alongside a range of local amenities. These include The Ostrich Inn - a highly regarded pub and restaurant - as well as a cafe, a village shop, post office, and the Grade I listed St James's Church. The village also hosts regular events and heritage walks, contributing to its friendly, community-driven atmosphere.

For lovers of the outdoors, Castle Acre is particularly well placed. The Peddars Way and Nar Valley Way national walking trails pass directly through the village, offering miles of scenic walking, cycling, and wildlife spotting opportunities. A well-loved circular route takes in the priory and castle, passing through ford crossings, meadows, and wooded paths.

Despite its tranquil setting, Castle Acre is well connected. The nearby A1065 offers straightforward access by road, and regular bus services link the village with King's Lynn, which offers an excellent range of shops, restaurants, cultural venues, and a mainline station with direct trains to Cambridge, Norwich and London King's Cross.

Nearby attractions include West Acre Theatre, Oxburgh Hall, Gooderstone Water Gardens, and Castle Rising, all easily accessible for day trips. Castle Acre is a place where history, nature, and community come together - offering a truly special quality of life in rural Norfolk.



## Note from the Vendor



“We used the home as a holiday cottage, to be close to the beaches. We fell in love with castle acre and the friendly people in the village.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Heating via electric boiler.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref:- 1535-2226-1500-0916-1202.

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: ///timed.bikes.sponsors

### AGENT'S NOTE

Please note, the current owners have informed us that there are some areas of damp within the property. Building contactors have noted that the render would benefit from replacement with a 'more breathable' alternative to the current concrete render. Please contact us for further information.

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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