

SOWERBYS

Norfolk Property Specialists



Bethany

Newton Road, Castle Acre, King's Lynn, Norfolk, PE32 2AZ

£375,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



BETHANY

Sowerbys are delighted to bring to market a characterful period home in the historic and picturesque village of Castle Acre.

Bethany occupies a commanding and generous plot on the popular Newton Road. Originally thought to have been three separate cottages, it is evident the property has evolved over the years.

To the ground floor we find the kitchen, dining room and sitting room, all of which are a good size and benefit from plenty of natural light. To the upstairs are three well-proportioned double bedrooms and a further store-room, offering a multitude of potential uses. All accommodation is accompanied by a more recently installed downstairs wet room.

Outside, the garden wraps around the side and rear, with plenty of lawned area and two brick sheds which could make the perfect home office (subject to the relevant planning permissions). For vehicles there is off-road parking on the drive and a garage, which also offers valuable additional storage.

This loving family home has been in the family for 79 years. This rare opportunity is now in need of updating, sitting patiently awaiting its next exciting journey and with some imagination and perhaps a few favours from friends, this could become your forever home.



KEY FEATURES

- Characterful Period Home
- Popular Location
- Good Size Kitchen, Dining and Sitting Room
- Three Double Bedrooms
- Ground Floor Wet Room
- Rear and Side Garden
- Two Brick Sheds
- Garage and Driveway

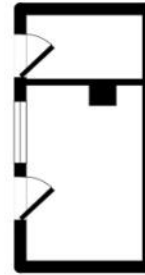




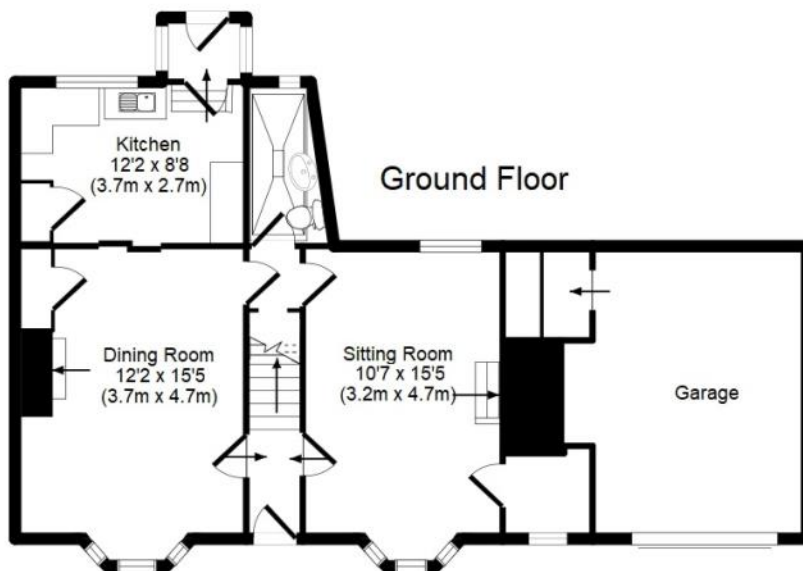
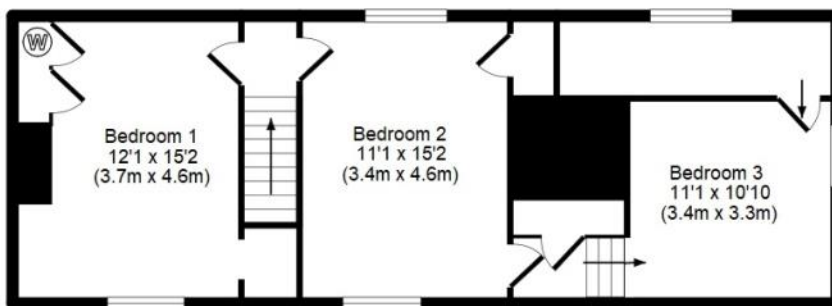




Shed



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
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APPROX GROSS INTERNAL FLOOR AREA: 1574 sq. ft / 146 sq. m

CASTLE ACRE

Castle Acre is a picturesque village about four miles from the market town of Swaffham and is well known for its 13th century priory and castle ruins. There are interesting narrow streets which focus around the village green where a tearoom, an antique shop and pub/restaurant can be found. Further amenities include an excellent grocery shop with post office and a new fish and chip shop. There is a book store which is open once a week and at the centre is a fine church. Castle Acre is the mid-point on Peddars Way, the old roman road built to speed soldiers from the south to control the rebellious Icenis. The River Nar flows through fields surrounding the village and these offer an ideal area for country walks. In 2009 a new school was built catering for ages up to year six.

SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 0239-2422-0000-0912-3206

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.

AGENT'S NOTE

Possible presence of asbestos cement boarding in the sitting room - although this cannot be confirmed.

Viewing by appointment with our King's Lynn Office:
1 King Street, King's Lynn, Norfolk, PE30 1ET
01553 766741 • kingslynn@sowerbys.com



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