



North Barn  
Stone Barn Court | Castle Acre | Norfolk | PE32 2AQ

# KING OF THE CASTLE



In its setting with far reaching views over gently undulating farmland in one of west Norfolk's most desirable villages, Castle Acre, this sumptuous semi-detached barn conversion really has it all. Offering four bedrooms, each with en suites, and the most breath-taking and spacious living areas including a reception hall which provides an incredible view of the full three-storey height of the building with the original bridging beams and roof trusses exposed, the wow factor is in abundance with this property.







# INSIDE

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- Beautifully presented grade II listed Barn Conversion
- Hidden away in highly sought village location
- Versatile accommodation over 3 floors
- Sitting Room, Kitchen/Family Room, Library & Utility Room
- Four Bedrooms all En-Suite
- Enclosed Gardens and Garaging
- Total Accommodation extends to 3320sq.ft

## Distinctive Home

A conversion by local developers, this Grade II listed barn can't fail to impress the moment one enters. Stepping into the reception hall, the entire three storeys of the building right to the roof with its original bridging beams and roof trusses exposed is enough to take one's breath away. Upstairs there are two first floor bedrooms, both with en suite bathrooms, and also a second-floor bedroom, also with en suite. And from the first-floor landing there is an impressive view back over the kitchen/breakfast room.

But the pièce de résistance of this incredible property is certainly a favourite with the current owners, who have lived there since 2015. "I was attracted by the large kitchen with central island, Aga, and the dual aspect views," they said about the kitchen/breakfast room which has an exposed ceiling to a height of five metres, travertine marble flooring and a bespoke















# KEY FEATURES

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kitchen with expansive granite topped island unit and three-door total control Aga. This room is partially open plan to another beautiful space in which a library unit has been fitted and is used as a family/dining room. As the present owners described it, "On the other side of the kitchen is a beautiful room which we call the library as bookcases cover the end wall, and this room has dual aspect windows and is full of light.

It has French doors into a small yet beautiful garden which is full of colourful roses. At the end of this room is a downstairs bedroom with en suite, but we use it as a snug and tv room." Additionally, on the ground floor there is a spacious sitting room dominated by a stunning inglenook fireplace with wood store, pamment tile hearth and herringbone brick back chimney stack set with multi-fuel stove and reclaimed beam.

"The master bedroom is gorgeous with an en suite and two dressing areas," the owners said. Overlooking fields beyond the original barn opening, this room has a wonderful arched window and an exposed brick and flint wall. "There is another bedroom next door and a fourth, somewhat quirky, bedroom on the third floor with large wooden beams which one has to climb over. Children love it!" the owners said.















# KEY FEATURES

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## Outside

With access via a private driveway owned by North Barn, the property outside has a double garage and an enclosed courtyard and garden. One passes through a five-bar gate set into a brick wall in order to enter the drive, which offers ample parking for vehicles and also direct access to the garage, then through into a courtyard with a terraced area. Furthermore, from here one can enter the side gardens, where there is an enclosed lawn with landscaped borders accessed from the utility room or the library. From nearly all aspects outside the property enjoys far reaching views over meadow and farmland which rolls beguilingly into the distance.

## Village Life

"The village is much sought after, with numerous small roads and pathways, a large Norman castle mound and the ruins of an ancient priory. Being on the Peddars way it is a mecca for walkers with many delightful footpaths," the owners remarked. A picturesque village about four miles from the market town of Swaffham, the village of Castle Acre is well known for its 13th century priory and castle ruins. The village is the mid-point on Peddars Way, an old Roman road built to convey soldiers from the south to control the rebellious Iceni.













# OUTSIDE

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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. Around the village green in the centre, there's a convenience store, fish and chip shop, tearooms and a public house. If the facilities and amenities of a town are required, the nearby market town of Swaffham has a wide range of shops and supermarkets including a Waitrose.

As the present owners said, "The North Norfolk cost needs no introduction. Lovely seaside towns, nature reserves and the coast hopper bus allowing folk to get on and off at will. As we did, many people come from afar to retire and enjoy the quality of life which Norfolk, and particularly, Castle Acre, offers."



















## QUOTATIONS

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“North Barn is a lovely barn conversion with large spacious rooms. There is a wow factor in abundance.”

“I was attracted by the large kitchen with central island, Aga, and the dual aspect views.”

“As we did, many people come from afar to retire and enjoy the quality of life which Norfolk and, particularly, Castle Acre, offers.”

### Services

Oil Fired Central Heating











# INFORMATION

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## On Your Doorstep...

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. At the centre is a fine church and further out a grocery shop. Castle Acre has a Post Office, high speed Fibre Broadband and a good selection of high quality pubs and restaurants within easy reach. The River Nar flows through fields surrounding the village and these offer an ideal area for country walks. Swaffham is a thriving market town with a market every Saturday and an indoor market on a Friday. The major Supermarket Waitrose is only 10 minutes away.

## How Far Is It To...

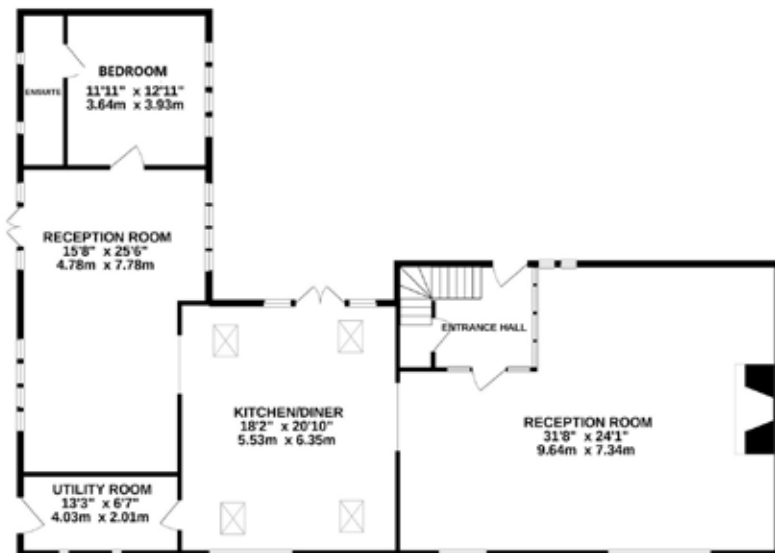
The historic market town of Fakenham is found approximately 12.5 miles away with a host of amenities including supermarkets, the popular market day on a Thursday and also a farmers market once a month. Kings Lynn is within 15 miles and for those visiting Burnham Market can be found within 22 miles.

## Directions...

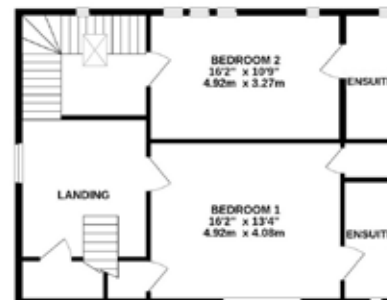
Turn into North Street from Massingham Road, Castle Acre and the barn is found at the end of the first private gravelled driveway on the left hand side. For those with satellite navigation the postcode is PE32 2AQ



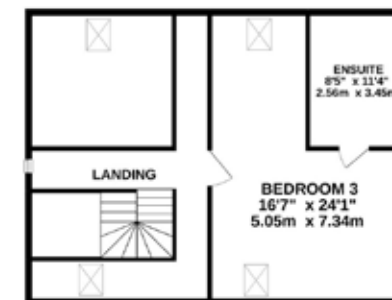
GROUND FLOOR  
1795 sq.ft. (166.8 sq.m.) approx.



1ST FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



2ND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 3320 sq.ft. (308.4 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.

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# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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