



Grace Cottage
Castle Acre | Norfolk | PE32 2AX

SO MUCH CHARACTER



Step back in time and immerse yourself in the rich tapestry of history within this charming one-bedroom cottage, nestled in the heart of the sought-after village of Castle Acre. With an abundance of character features, seamlessly blended with contemporary improvements for a truly unique living experience.



KEY FEATURES

- Tranquil One Bedroom Country Retreat, Perfect for Second Home Owners Seeking a Peaceful Escape
- Characterful Charm with Exposed Brick, Feature Beams and Cosy Log Burner
- Quaint Kitchen, Ample Storage, Rustic Worktops and a Butler Sink
- Pretty Cottage Garden, Fully Enclosed Space
- Light-Filled Double Bedroom with Exposed Brick Feature Wall
- Idyllic Setting, Historic Village Location with Stunning Scenery All Year Round
- Vibrant Community, Castle Acre Offers Shops, Pub/ Restaurant, Cafes, And A School
- Viewing Recommended to Fully Appreciate the Charm of this Unique Property

Space and Style

"In 2018 I had been working for some years near Houghton Hall and decided that I wanted to live somewhere near enough to commute," the present owner said. "I knew the village well and already loved it, but when I saw Grace Cottage I couldn't believe my luck! The important thing to understand is that it is no ordinary Victorian cottage: the rooms are larger than they should be and the ceilings are higher, which results in a delightful experience of spaciousness inside. Then there is the big treat: the bedroom has a wall of exposed brick, and the ceiling has been lifted to the roof, exposing the rafters and creating a rather magnificent space."

During my time at Grace Cottage I have made very minor changes to the interior, such as light fittings, heating appliances (a new flue for the log burner, a new eco-friendly ceramic electric heater), a damp proof course in the living room and removal of a built-in cupboard in the kitchen, and I have decorated everywhere to my taste. Outside, I had repairs made to the roof and completely changed the garden: it was entirely gravel and I have made a gorgeous flower garden and lawn."

"I know little about the history of the property. At one point the entire terrace was owned by one man who eventually divided it up, giving number 1 the lion's share of garden and leaving number 5 (Chaff) with very little. Gladly, number 3 (Grace) has a perfect little patch. There used to be access to the rear via a passageway between Grace and Chaff but this was purchased by Chaff some years ago and incorporated into their indoor space."





KEY FEATURES

When asked about favourite spaces at the property, the owner said, "I am unable to choose a favourite room – it is, after all, a small house. There have been evenings sat playing board games in front of the log burner (negotiating with a cat who always seems to want to join in!), or dancing while cooking and eating fabulous meals in the kitchen, or soaking in a hot bath with candles and a book (and that delight that is under-floor heating warming cold feet), or waking in a glorious sun-soaked bedroom on a weekend morning. Even the landing space is wonderful: I have often sat there in the sun and painted at my easel."

"The thing that makes my one-bedroom cottage unusually delightful is that it feels just right. It is spacious and light and beautiful and it has everything one needs and desires in a home (including plenty of storage space!). It is the one example where 'cosy' is not a euphemism for small. If I could move Grace Cottage, brick by brick, and take it with me I would. Most of all, I will miss how beautiful it is."

Delightful Garden

"In the garden I have planted a magnolia tree, a fig tree, a sambuca and a vine, hellebores, irises, peonies, dahlias, roses, astrantia, clematis, honeysuckle, jasmine, a variety of herbs and much more. There are grape hyacinths and bluebells in the spring. It has the feel of a walled garden and is entirely private. I love to sit outside on the patio at lunchtime in the sun, although sometimes it is just too hot. There is a larger patio next to the back door that is shady during the day but catches the evening sun and there is space for more garden furniture. Here I have also put a shed for tools and logs."

Village Life

"I had always lived in cities before moving to Norfolk, so I was concerned about how I might find village life. Castle Acre is a very good place to start!" the present owner explained. "I know all my neighbours to talk to, everyone is very friendly and welcoming but not overly intrusive." There is a great village shop and the proprietor is the quiet fixer of all things, and his family also run the fantastic fish-and-chip shop. On the village green there is a great historic pub, a coffee shop with wonderful food and drinks, an antiques shop and a charity bookshop. There is also a village hall with events, a church and allotments. Only five miles away is the historic market town, Swaffham, and within a thirty-minute drive you can be at Wells-next-the-sea, or a bit longer will take you to the more peaceful Holkham beach.









INFORMATION



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 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. In 2009 a new school was built catering for ages up to year six. Swaffham is a thriving market town with a popular Farmers Market every Saturday and a number of major Supermarkets including Waitrose.

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 - Please Scan The 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... [///crossings.uttering.portable](https://crossings.uttering.portable)

Services, District Council

Underfloor Heating, Log Burner and Electric Radiators

Mains Water & Drainage

Kings Lynn and West Norfolk Borough Council - Tax Band A

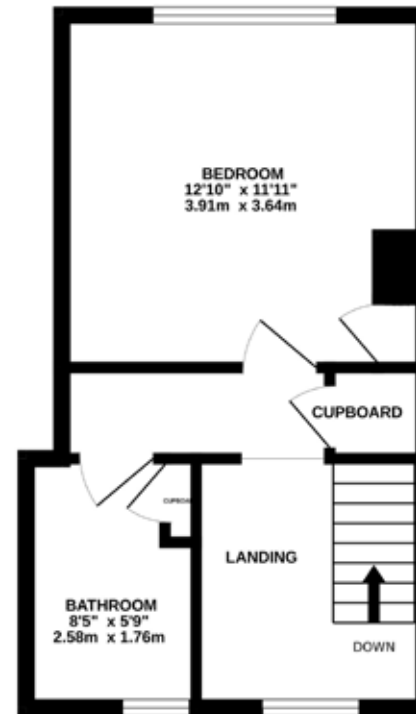
Freehold



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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.
Made with Metropix C204



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Fakenham on



Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

Scan the QR Code to find this property on
the Fine & Country website.

