



## Wellington House Back Lane, Castle Acre

Guide Price £575,000



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Castle Acre, King's Lynn

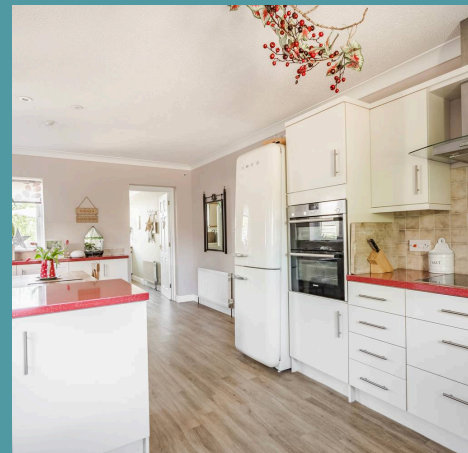
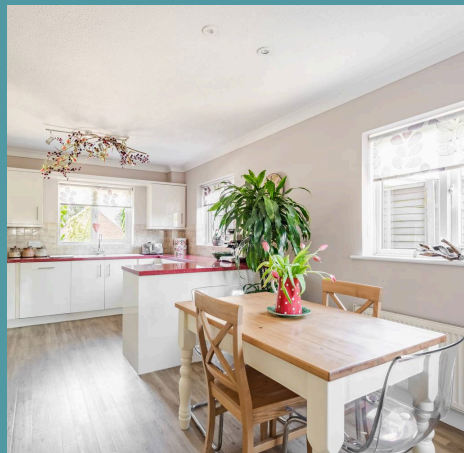
Guide Price £575,000 - £600,000. Climbing greenery softens the red brick frontage, setting the tone for a home that feels both established and full of life. There are spaces here to dapple in sunlight, whether you're in the conservatory or relaxing under the pergola at the far end of the garden. Inside, the layout flows with ease — from a bright, functional hallway to spacious reception areas anchored by character touches like a brick fireplace and multi-fuel burner. The kitchen/dining room brings everyone together, triple-aspect and thoughtfully equipped, with a utility room tucked just behind for added convenience. Upstairs, four well-sized bedrooms including a converted loft that offers flexibility for families, guests or creative work. The entire home is immaculately presented and ready to enjoy, combining everyday practicality with effortless style.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







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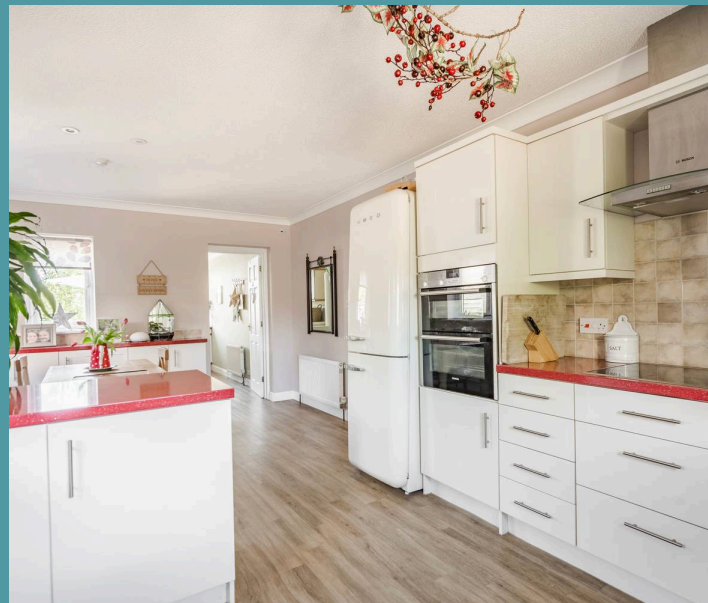
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### The Location

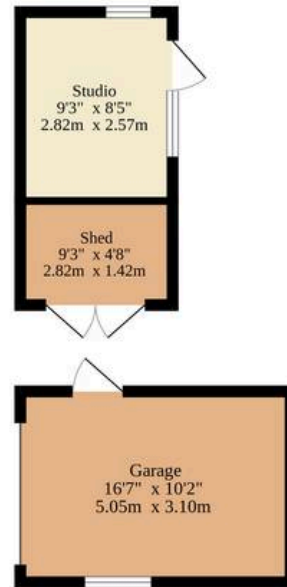
Positioned along the well-regarded Back Lane in the historic village of Castle Acre, Wellington House enjoys a standout location that blends centuries of heritage with the comforts of countryside living.

Castle Acre itself is a picture of timeless charm, celebrated for its well-preserved ruins and Conservation Area status. It offers the ideal setting for those looking to enjoy the character and quiet of village life without feeling disconnected. Just 5 miles from the vibrant market town of Swaffham and under 15 miles from the transport links and amenities of King's Lynn, Wellington House provides the best of both worlds: peace and privacy





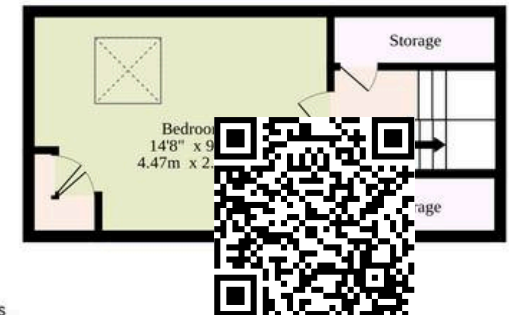
Ground Floor  
1252 sq.ft. (116.3 sq.m.) approx.



1st Floor  
614 sq.ft. (57.0 sq.m.) approx.



2nd Floor  
382 sq.ft. (35.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2248 sq.ft. (208.8 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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