



THE STORY OF

1 Bailey Gate

Castle Acre, Norfolk

SOWERBYS



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Castle Acre, Norfolk
PE32 2AF

Charming 3 Bedroom End Terrace
in Historic Castle Acre

Beautifully Presented with
Exquisite Décor Throughout

Blends Modern Comforts with
Cosy Cottage Charm

Spacious Lounge with Wood-Burning Stove

Generous Kitchen/Dining Room,
Perfect for Entertaining

Three Peaceful Bedrooms, Elegantly Finished

Secluded Courtyard Garden
with Wisteria and Fig Tree

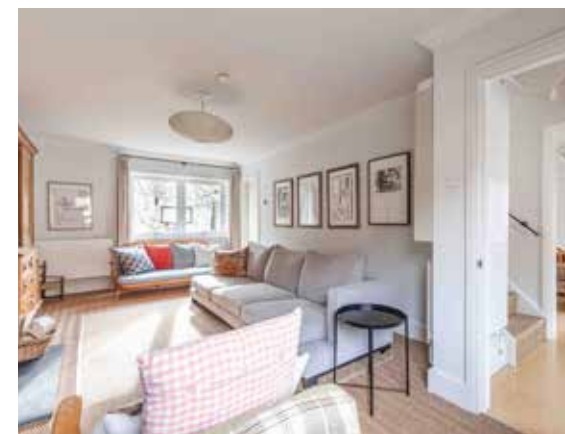
Dedicated Home Office and Retained
Storage in a Partitioned Garage

Utility Room with Butler Sink and Extra Storage

Allocated Parking plus Visitor Spaces

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Nestled in the heart of the historic village of Castle Acre, 1 Bailey Gate is a charming three-bedroom cottage that perfectly balances period character with modern comfort. Set in one of Norfolk's most sought-after villages, this beautifully presented home exudes warmth and an unmistakable sense of place.

Inside, a thoughtfully curated interior enhances the cottage's beauty. Originally built in the '70s, the property blends modern comforts with cosy charm, having been tastefully updated to create a delightful country feel.

The spacious lounge is an inviting space to unwind, with soft natural light filtering through classic cottage-style windows. The generously sized kitchen/dining room is the heart of the home—a perfect space for both relaxed mornings and convivial gatherings, effortlessly combining rustic charm with contemporary practicality.

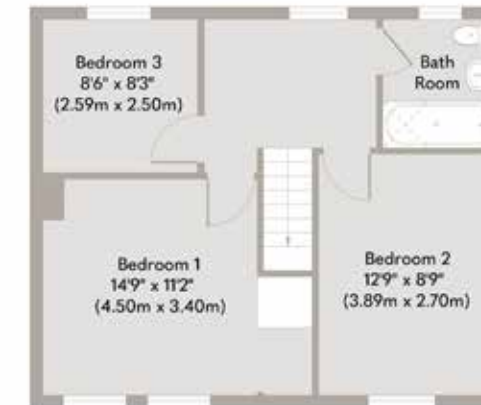
Upstairs, three elegantly appointed bedrooms provide peaceful retreats, each finished with a delicate touch. A well-proportioned bathroom completes the first floor, offering a serene space to relax.

Beyond the main living areas, a secluded courtyard garden with wisteria, climbing roses, and a fig tree provides an idyllic spot for alfresco dining.

The garage has been partitioned to create a separate office, ensuring a comfortable and private workspace, while a store accessed via the up-and-over garage door adds convenience. Allocated parking is in front of the garage, with ample additional parking to the front of the property. The utility room provides extra space for appliances and a butler sink.

Outside, the surrounding village offers a picture-perfect setting steeped in history, with Castle Acre's famed priory and castle ruins just moments away. Enjoy scenic countryside walks, charming local pubs, and a true sense of community in this idyllic Norfolk setting.





First Floor
Approximate Floor Area
475 sq. ft
(44.12 sq. m)



Ground Floor
Approximate Floor Area
676 sq. ft
(62.80 sq. m)

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

As you sit on the pretty village green and watch the world go by at a gentle pace, it's incredible to think that Castle Acre once played a major role in history. Yet the Norman ruins of Castle Acre Castle and Castle Acre Priory, respectively east and west of the village, are reminders of the village's grand ancestry when royalty would regularly arrive at the Bailey Gate and enjoy days spent hunting in the deer park.

The priory once housed a community of monks until Henry VIII disbanded monastic houses in 1537. You can still admire the beauty of the church gable and cloisters – run your fingers through the scented plants in the herb garden which the brothers would have used for daily cooking and healing centuries ago.

For a restorative moment today, head to The Ostrich which has been serving locals since the 1800s and is now a fantastic gastro-pub. Enjoy a bite and a reviving glass and wander along the High Street to Castle Antiques & Collectables to discover a curio or chic addition for your home.

Of course there are plenty of traditional period homes, many lining the village green where pretty flint cottages are covered in rose blooms in the height of summer, along with newer properties to be discovered. With a local store and Post Office, a popular café, fish and chip shop and even a small, independent bookstore, it's easy to see why so many people find their forever home in Castle Acre.



Note from the Vendor



“The kitchen is such a light, open space, and amazing for socialising with all the friends we’ve made in the village.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 7508-2018-7279-5668-0980

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: ///pedicure.wells.scoop

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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