



1 Moat View

Castle Acre, Norfolk PE32 2AG

Beautifully Presented Two-Bedroom Period Flint Cottage

Delightfully Improved and Renovated Over the Last 10 Years

Elevated Private Rear Garden with Charming Summerhouse

Stunning Views Across the Castle Moat and Towards Castle Acre Castle

Light-Filled, Characterful Interiors with Modern Updates

Peaceful Mid-Terrace Position Within the Original Norman Town

Allocated Parking Space Adjacent to Property

Within Walking Distance of Village Amenities and Countryside walks

Offered with No Onward Chain

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Set in the heart of the historic and desirable village of Castle Acre, just moments from the imposing Norman ruins, 1 Moat View is a beautifully presented two-bedroom period cottage that offers charm, character, and an elevated position within one of Norfolk's most picturesque settings.

This handsome terraced cottage - one of just three in the secluded enclave of Moat View - has been thoughtfully renovated and improved by the current owners over the past decade, blending heritage features with tasteful contemporary touches. From the moment you step inside, the home welcomes with warmth and grace, offering captivating accommodation across two light-filled floors.

The ground floor comprises a characterful sitting room with a delightful wood burning stove - perfect for cosy evenings - and a well-appointed kitchen with bespoke cabinetry, both designed to feel intimate yet practical. Upstairs, two bedrooms and a stylishly finished bathroom provide a comfortable and restful retreat.

To the rear, a private elevated garden offers a truly special outdoor experience. Accessed via a right of way through the neighbouring garden at the end of the terrace, a set of steps leads up to a beautifully tended space that feels worlds away. At its heart sits a charming timber summerhouse, ideally positioned to enjoy sweeping views across the castle's ancient moat and toward the romantic ruins - an idyllic spot for relaxing, entertaining, or simply soaking in the beauty of this historic landscape.

Castle Acre itself is a jewel in Norfolk's heritage crown, known for its rich history, excellent local amenities, and warm village community. With a well-regarded primary school, a cafe, a village pub, a shop, post office, fish and chip shop, second hand book shop and scenic riverside walks all close at hand - and rail links to Cambridge and London accessible from nearby King's Lynn - this is a rare opportunity to enjoy timeless charm and modern convenience in equal measure. North Norfolk coast.









"I Moat View is tucked away in the very heart of the village. Its simplicity and tranquility giving a sense of calm within a vibrant and welcoming community."







"In our 10 years here, the cottage has changed very little in that time. We have simply retained the charm of the cottage whilst maintaining the existing high standards."









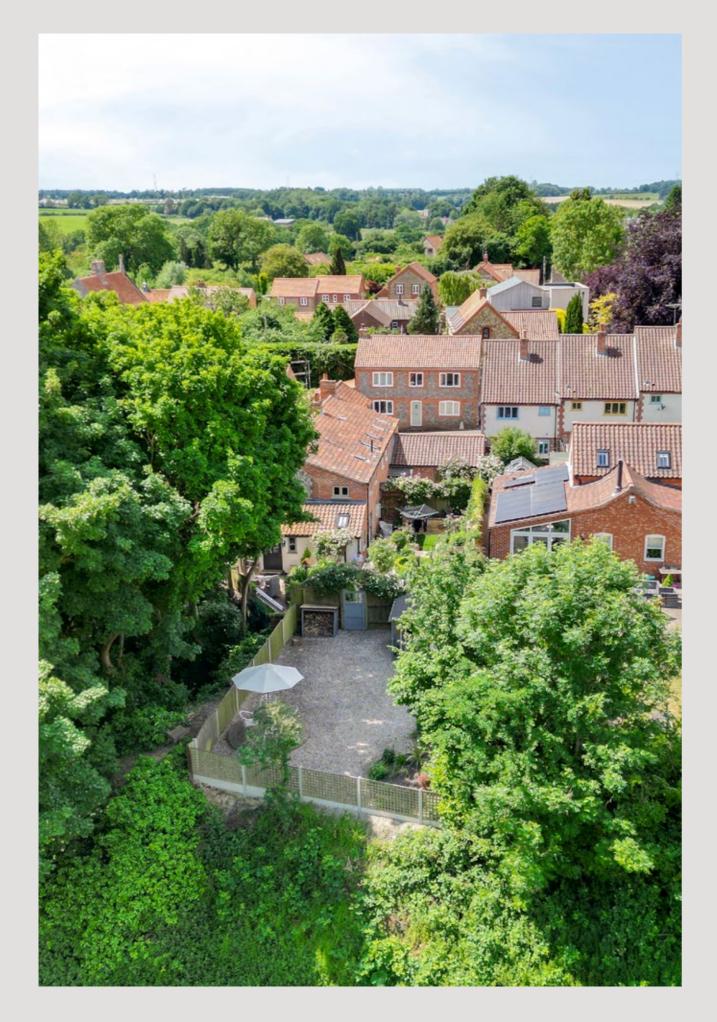


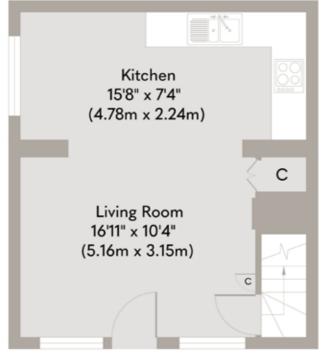
"Moving here gave us access to the vibrant local community, many lovely countryside walks, and the North Norfolk coast."



Entrance from Bailey Gate







Bedroom 9'11" x 7'2" (3.02m x 2.18m) Bedroom 10'10" x 9'5" (3.30m x 2.87m)

Ground Floor Approximate Floor Area 306 sq. ft (28.46 sq. m)

First Floor Approximate Floor Area 306 sq. ft (28.46 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

Castle Acre, Norfolk is a beautifully preserved and characterful village located in the heart of the Nar Valley, just 15 miles from King's Lynn. Best known for its remarkable Norman heritage, the village is home to two English Heritage sites - Castle Acre Castle and Castle Acre Priory - both offering an impressive glimpse into medieval England and set against a backdrop of open countryside and quiet lanes.

The village itself centres around a traditional green and offers a welcoming community alongside a range of local amenities. These include The Ostrich Inn - a highly regarded pub and restaurant - as well as a cafe, a village shop, post office, and the Grade I listed St James's Church. The village also hosts regular events and heritage walks, contributing to its friendly, community-driven atmosphere.

For lovers of the outdoors, Castle Acre is particularly well placed. The Peddars Way and Nar Valley Way national walking trails pass directly through the village, offering miles of scenic walking, cycling, and wildlife spotting opportunities. A well-loved circular route takes in the priory and castle, passing through ford crossings, meadows, and wooded paths.

Despite its tranquil setting, Castle Acre is well connected. The nearby A1065 offers straightforward access by road, and regular bus services link the village with King's Lynn, which offers an excellent range of shops, restaurants, cultural venues, and a mainline station with direct trains to Cambridge, Norwich and London King's Cross.

Nearby attractions include West Acre Theatre, Oxburgh Hall, Gooderstone Water Gardens, and Castle Rising, all easily accessible for day trips. Castle Acre is a place where history, nature, and community come together - offering a truly special quality of life in rural Norfolk.









Note from the Vendor



Aerial view of 1 Moat View garden and view

"Our favourite
view is of the castle
grounds from the
summerhouse and
garden or sitting
in front of the
crackling log burner
on a cold
winter's evening."

15



SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

COUNCIL TAX Band B.

ENERGY EFFICIENCY RATING

D. Ref: 2121-2405-2816-1117-4628

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: ///disengage.divider.grapes

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SOWERBYS A new home is just the beginning

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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