



INTRODUCING

17 High Street

Castle Acre, Norfolk

SOWERBYS



THE STORY OF

17 High Street

Castle Acre, Norfolk
PE32 2BQ

Charming Two-Bedroom Period
Cottage in Historic Castle Acre

Full Re-Roof Completed in 2022
for Added Peace of Mind

Private Courtyard Garden - Perfect
for Outdoor Relaxation

Spacious Open-Plan Sitting Room and Kitchen

No Onward Chain - Ready for a
Smooth, Stress-Free Move

Just Moments from Castle Acre
Priory and Riverside Walks

Cosy and Characterful Interiors

Located In a Welcoming Village Community

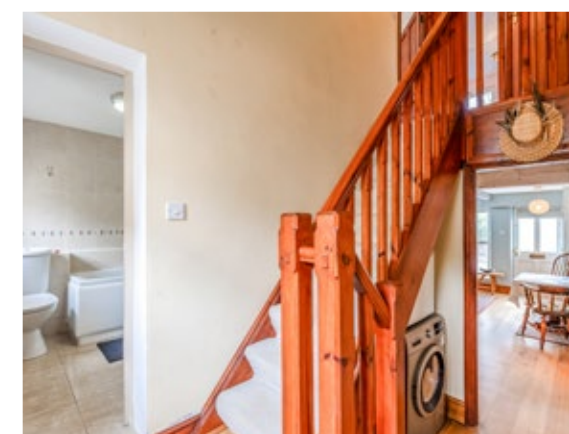
Excellent Second Home, Holiday
Let or Countryside Escape

Rich Local History Originally a Village Shop

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Nestled in the heart of the historic village of Castle Acre, this delightful two-bedroom period cottage is full of charm, character, and warmth - a true rural retreat with a rich story to tell. Having served as a much-loved second home for the past 11 years, No. 17 High Street offers the perfect blend of peaceful village living and easy access to some of Norfolk's most picturesque walking routes and local attractions.

From the moment you step inside, you're welcomed by a beautifully proportioned sitting room that flows seamlessly into the open kitchen - a sociable space ideal for relaxed evenings and weekend gatherings. The ground floor also hosts a well-appointed bathroom and staircase to the first floor. Upstairs, the principal bedroom is light-filled and generously sized, while a second bedroom offers flexible space as a guest room or home office.

One of the home's hidden gems lies just outside - a private courtyard garden where mornings begin with coffee in the sun, and evenings wind down with the scent of country air. It's a favourite spot for the current owners, who have cherished quiet moments here, surrounded by the timeless charm of the village.

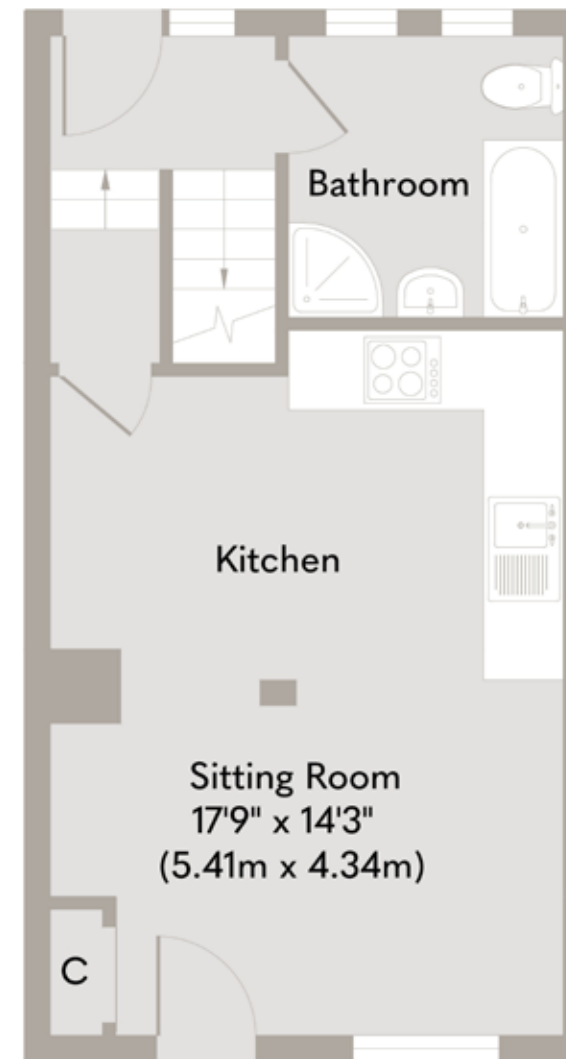
A full re-roof in 2022 ensures peace of mind for the future, and the home's history as a former shop adds a unique layer of character to the property's story.

Step outside, and you'll find a community that feels like home - friendly neighbours, independent shops, a local tearoom, and the village pub all just moments away. Beyond the doorstep, scenic walks await along the river and through the ruins of Castle Acre Priory and Castle. It's an idyllic location, especially for dog lovers and those seeking a slower pace of life.

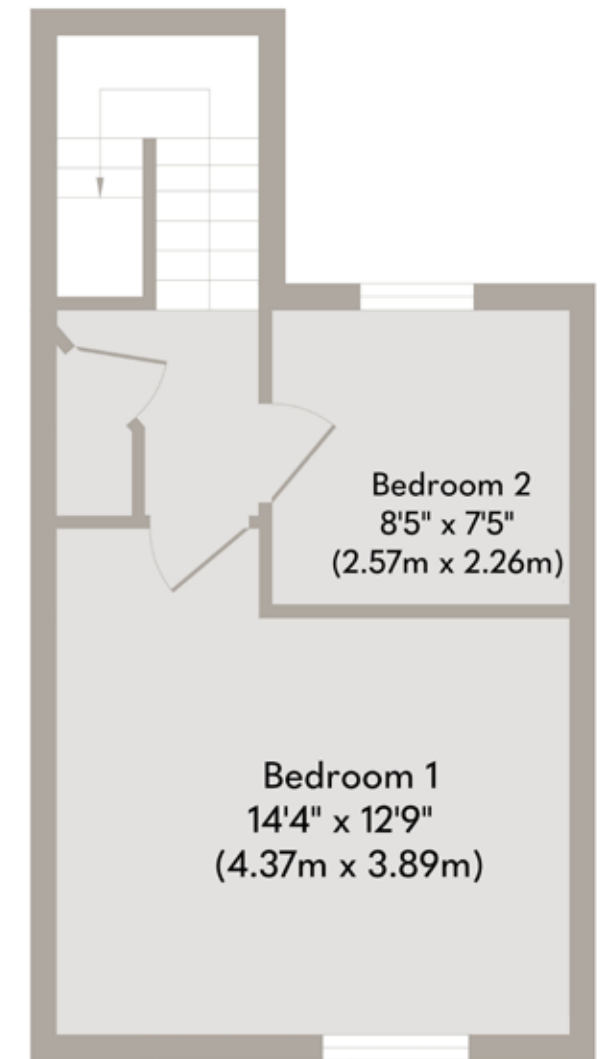


Our home is
characterful, cosy and
restful.





Ground Floor
Approximate Floor Area
325 sq. ft
(30.19 sq. m)



First Floor
Approximate Floor Area
271 sq. ft
(25.17 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



“The property was originally a shop, Castle Acre is a historical village with the Castle ruins and The Priory being on your doorstep.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric storage heating

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///knowledge.abruptly.recline

AGENT'S NOTE

The property is located within a Conservation Area. The property was damaged by a leak in the roof and was subsequently fully re-roofed in 2022.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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