



St Crispins Cottage, St James Green, Castle Acre, PE32 2BD

welcome to

St Crispins Cottage, St James Green, Castle Acre

>>NO ONWARD CHAIN! A beautiful 3 bedroom detached single-storey cottage, situated in this historic, semi-rural, peaceful village. The characterful accommodation boasts lounge/dining room with inset wood burner, kitchen/breakfast room, utility, large gardens with field views, two cart sheds and more.



Accommodation

Timber entrance door

Lounge / Dining Room

Feature fireplace with inset wood burning stove and tiled hearth, exposed ceiling beams, carpet flooring, two radiators, TV point, two UPVC double glazed window to rear aspect.

Kitchen / Breakfast Room

A range of fitted wall and floor units with work surfaces over, stainless steel sink and drainer with mixer tap over, space for a fridge/freezer, integrated electric oven, gas hob with concealed cooker hood over, plumbing for a dishwasher, dual aspect, UPVC double glazed windows to front and rear, door opening to the garden.

Utility Room

A range of floor mounted units with work surfaces over, stainless steel sink and drainer, plumbing for a washing machine, UPVC double glazed window to the rear aspect.

Shower Room

Suite comprising low level w.c, hand wash basin, shower cubicle with sliding door and mains connected shower, fully tiled floor and walls, UPVC double glazed window to front aspect

Inner Hall

Carpet flooring, radiator, extensive built in shelving, storage, laundry cupboards, loft access, doors opening to all three bedrooms and the family bathroom.

Bedroom 1

Built-in wardrobe, carpet flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 2

Carpet flooring, radiator, UPVC double glazed window to front aspect.

Bedroom 3

Carpet flooring, radiator, UPVC double glazed window to front aspect.

Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with mains connected shower over, fully tiled floor and walls, UPVC double glazed obscure glass window to front aspect.

Store Room

Connected to the main living accommodation, the store room has multiple uses including a home office, a further bedroom or an area to extend the existing kitchen, This coupled with the possibility of extending to the rear of the property (subject to planning permission) or into the loft area provides a host of options for any new owners.

Outside

The property is set on grounds of 0.3 acres (stms) with a large front garden, mainly hard landscaped and offering ample off-road parking, the rest of the front garden is mainly laid to lawn and interspersed with plants and shrubs, Two cart sheds are available to the front and a pathway leads to the front entrance door.

The rear garden, which is a particular feature of this property, is mainly laid to lawn with a patio seating area, a variety of established and junior trees are set around the garden with plants and flowers, the cottage backs onto open fields and offers a good degree of privacy.

Two Cart Sheds

One of the which is a purpose-built cart shed which was designed and built to accommodate a camper van, along with an adjacent brick and timber constructed car port with a pitched roof and open to the front.

Location

The wonderful village of Castle Acre is situated approximately 5 miles from the historic market town of Swaffham and just under 15 miles from King's

Lynn. A beautiful and picturesque village, Castle Acre is situated on the Peddars Way and is steeped in history, home to the ancient castle built in the 12th-century by the Normans. The village is well-served with a Budgens store and fish & chip shop, primary school, 'The Ostrich' public house, which serves food and local ales, tea rooms, antique shop, second-hand book shop and the village also boasts lovely walks along the River Nar. Castle Acre is well situated for access to the A1065 and A47, providing direct access routes to King's Lynn and Norwich, both of which have direct rail links to London.

Further amenities can be found within nearby Swaffham, which boasts many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

Council Tax Band

This property is Council Tax band D.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

directions to this property:

From Swaffham town centre, travel along Station Street towards Fakenham. Follow the road for approximately 4 miles, taking the left hand turn signposted 'Castle Acre'. Follow the road in the village of Castle Acre onto Bailey Street, Bailey St merges into High Street, take the second right hand turn into St Jam Green where the property will be found on the right hand side.



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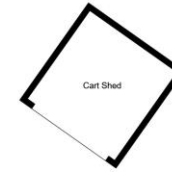
- NO ONWARD CHAIN
- Charming 3 bedroom detached single-storey cottage
- Presented in very good order with retained character features
- Lounge / dining room, kitchen / breakfast room & utility
- Family bathroom and separate shower room

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£550,000



Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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