



67
PALES GREEN

THE STORY OF

67 Pales Green

Castle Acre, Norfolk

SOWERBYS



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67 Pales Green

Castle Acre, King's Lynn, Norfolk
PE32 2AL

Detached Georgian Era Village Home
Peaceful Location within Conservation Area
Approximately 1,372 Sq. Ft. of Accommodation
Beautifully Presented Inside and Out
Three Well-Proportioned Bedrooms
Dressing Room to Principal Bedroom
Stylish Kitchen Dining Room With AGA
Sitting Room and Separate Office or Snug
Offered with No Onward Chain

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Positioned towards the end of Pales Green, this charming village home enjoys a notably quiet setting that feels distinctly rural, while remaining part of the welcoming and well-regarded community that defines Castle Acre. Believed to date from the Georgian era, the house was originally two workers' cottages, with the frontage later reimagined during Victorian times. Today, it presents a carefully balanced blend of character and practicality, with recently updated accommodation extending to around 1,372 sq. ft., all set within the village conservation area.

Inside, the house has been thoughtfully renovated, resulting in a home that is both comfortable and considered, while remaining sensitive to its heritage. In 2021, heritage-style doors and windows were installed, enhancing both appearance and integrity.

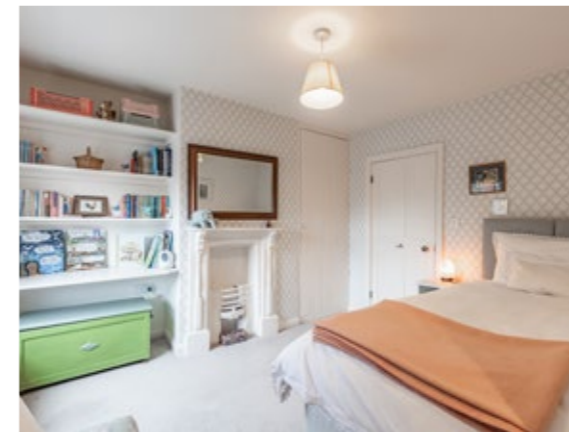
The layout flows naturally, centred around a generous kitchen dining room that forms the heart of the house. Here, a much-admired AGA sits alongside well-crafted cabinetry, integrated appliances and quartz work surfaces. With direct access to the garden, this is a space designed equally for day-to-day living and relaxed entertaining, particularly in the warmer months.

A separate sitting room and a ground-floor office or snug provide flexibility, while the utility room with WC ensures practical elements are neatly contained.



The village is steeped in history with remains of an 11th-century castle and priory, while the house itself began life as two workers' cottages.





Upstairs, three well-proportioned bedrooms are arranged around a family bathroom and separate WC. The principal bedroom benefits from a dedicated dressing room, which also offers potential for reconfiguration into a fourth bedroom, subject to the necessary consents. From here, the outlook is especially appealing, with uninterrupted views that echo the calm and open character of the setting. There is a natural sense of light throughout, with sightlines that draw the eye through the house and out towards the garden.

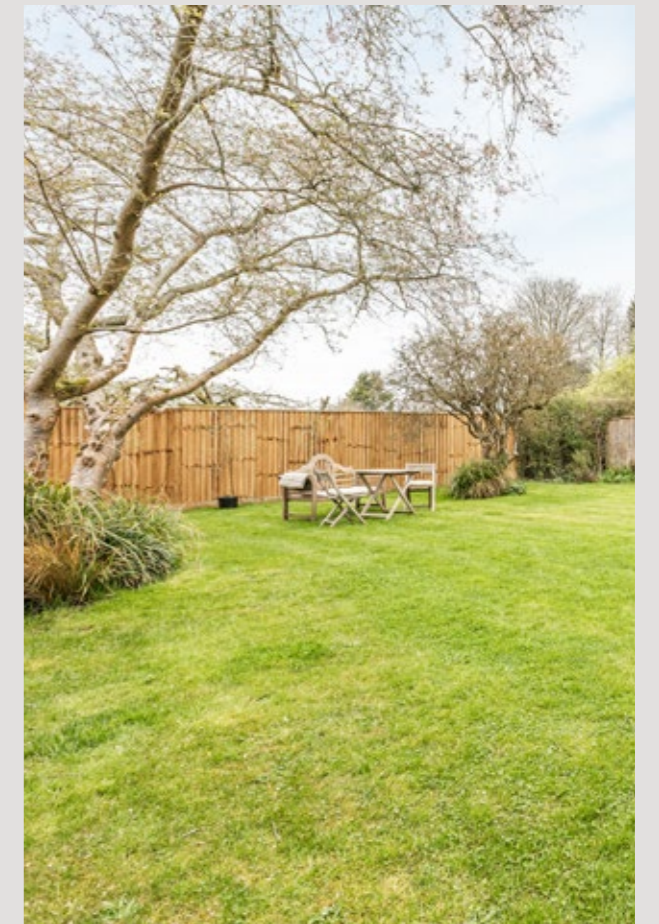
Outside, the garden is a particularly appealing feature, enjoying a south-westerly aspect that captures the afternoon and evening sun. Sheltered and private, it has been described by the owners as a true sun trap, bordered in part by the historic banks of the castle's outer walls. It is a space that reflects the heritage of the village, while remaining entirely suited to modern living.

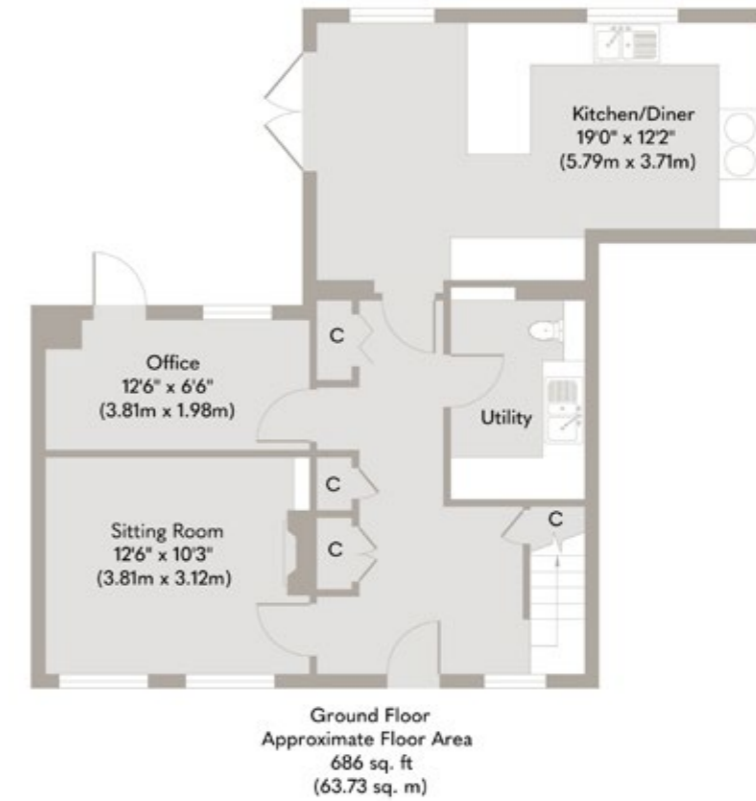
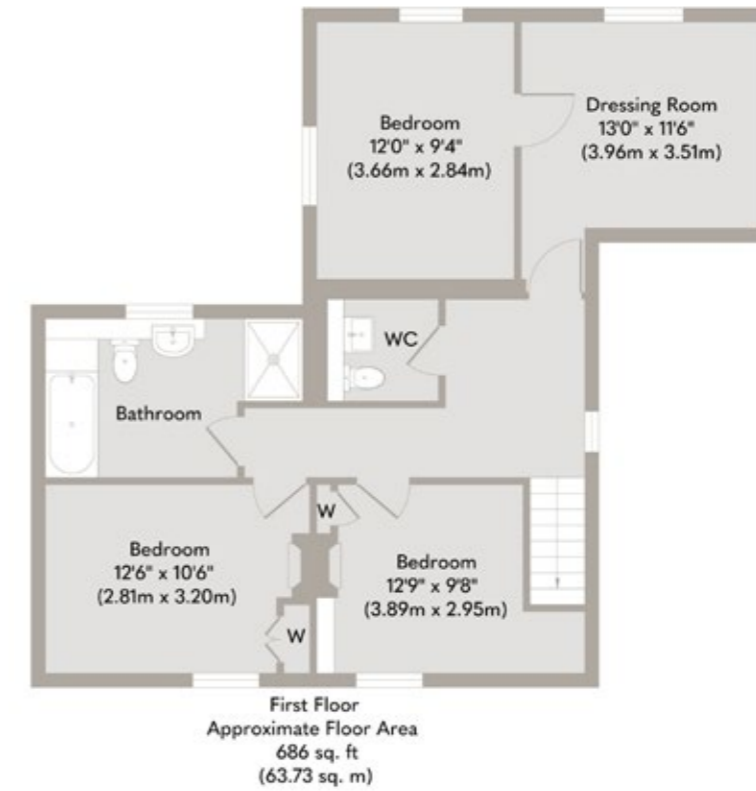
Castle Acre is widely appreciated for its strong sense of community, everyday amenities and rich history. A village shop, café and pub serve daily needs, while a network of walks, including Nar Valley Way and Peddars Way, connect to the surrounding countryside and the River Nar. The North Norfolk coast is also within easy reach, offering further variety for those drawn to both coast and countryside.

Calm, well-presented and easy to live in, this is a home with a clear sense of identity, combining period character with a practical layout in one of Norfolk's most distinctive village settings.



On warmer days, the kitchen and garden become one, creating an effortless flow between inside and out.





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



“Castle Acre has a timeless quality, with its café, shop and pub, and a genuinely friendly community.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

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: ///composed.belt.overdone

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SOWERBYS

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