



67
PALES GREEN

THE STORY OF

67 Pales Green

Castle Acre, Norfolk

SOWERBYS



THE STORY OF

67 Pales Green

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

Detached Georgian-Era Village Home
with Character and Charm

Sun Trap South-West Facing Garden

Within The Boundary of the Historic
Village Bank Defences

High-Spec Extension and Full Renovation in 2021

Peaceful Location Within Conservation
Area and Near A SSSI

Stylish Kitchen/Dining Room with AGA

Sitting Room and Separate Office or Snug

Three Well-Proportioned Bedrooms with
Dressing Room to Principal Bedroom

Offered With No Onward Chain

Extends to 1372 sq. ft. (STMS)

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A beautifully renovated Georgian home set in the old heart of Castle Acre, combining period character with contemporary comfort. 67 Pales Green was comprehensively refurbished and extended in 2021 to create light, well proportioned living spaces, a stylish kitchen/ dining room with an AGA, and a principal bedroom suite. Outside, a private south west facing garden enjoys long summer evenings and backs onto a small orchard with the historic village bank defences providing natural shelter and a strong sense of privacy. Offered with no onward chain.

Originally built in the Georgian era, with a later Victorian frontage and recent extension, the house offers a natural, flowing layout with a sense of light throughout. The entrance hall draws the eye straight through to the garden, while the kitchen – with its generous French doors onto the patio – makes the outside feel like a natural extension of the living space.

The ground floor offers a sitting room and a separate office or snug alongside the kitchen/ dining room, with a utility room with WC. Upstairs, three well-proportioned bedrooms are served by a family bathroom and a separate WC, with the principal bedroom benefiting from a dedicated dressing room.

In 2021 the property was renovated and extended as a single, considered project. The extension added a south-west facing kitchen on the ground floor, with a new principal bedroom and dressing room above. The work was completed to a high standard throughout, with:

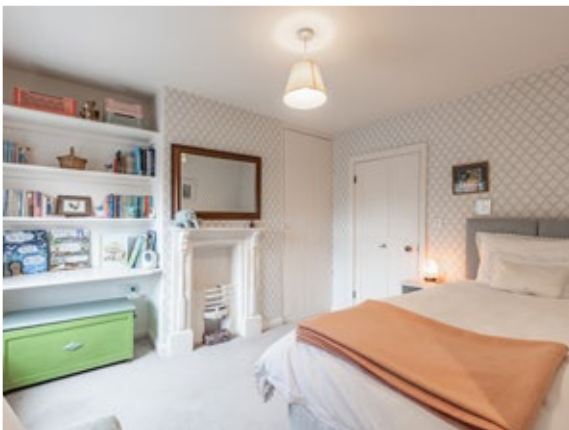
- Quartz kitchen worktops, integrated appliances and well-crafted cabinetry,
- Heritage-style doors and windows, a new roof,
- A new heating system, wood burner, AGA and water softener.

The result is a house that combines genuine village character with the fabric of a building that is, in practical terms, essentially new.



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.





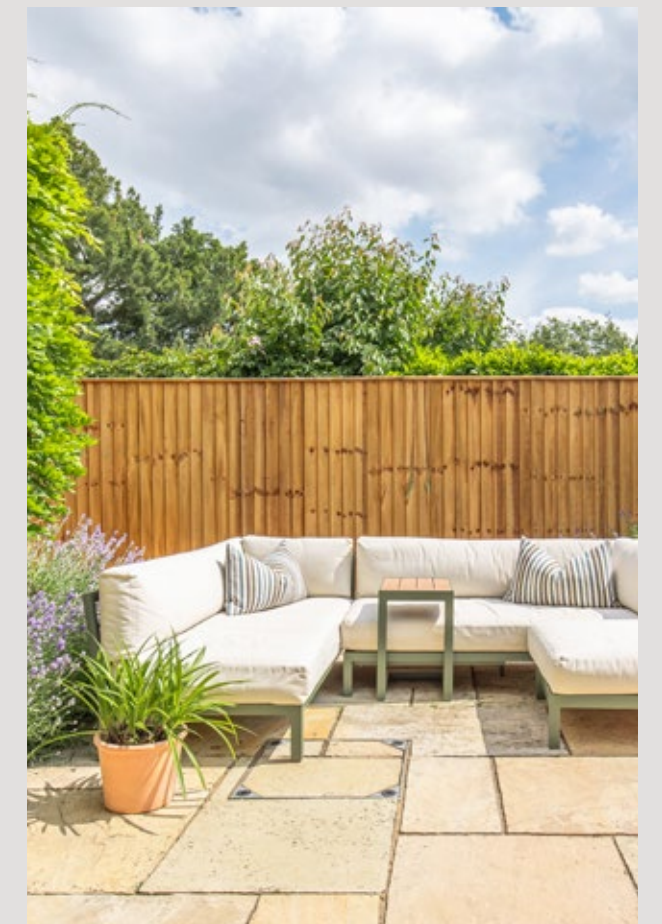
The home sits at the southern end of a quiet lane, where the village slopes gently south, down towards the River Nar. The garden faces south-west and backs onto a small orchard, with the old village bank defences – a scheduled ancient monument – beyond, providing shelter and privacy, a haven for wildlife, and a buffer against future development. Early morning sun catches the front of the house before swinging round into the garden as the morning progresses. The garden works as a genuine sun trap, holding the warmth through the day and well into the evening.

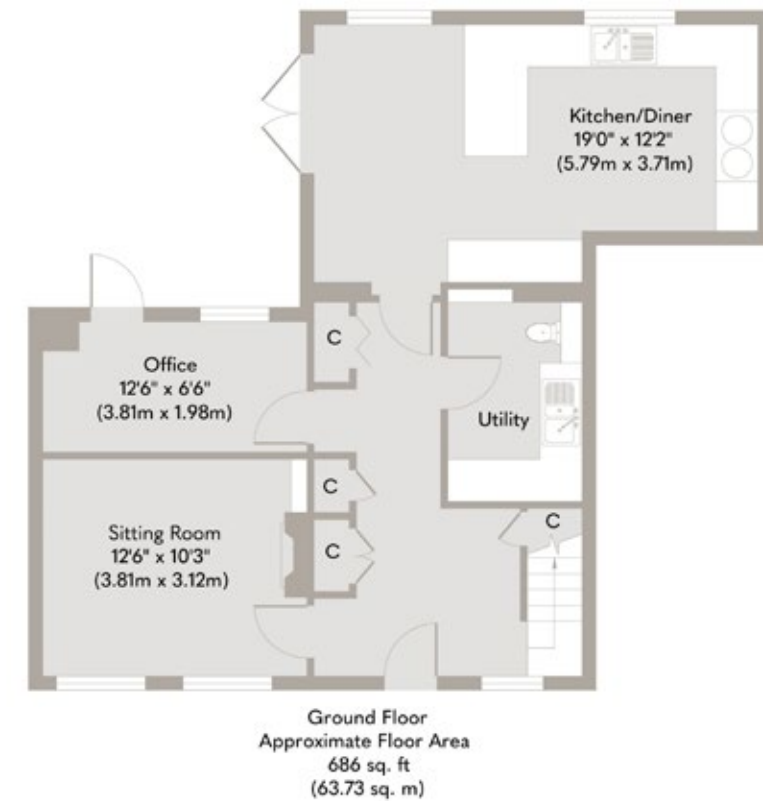
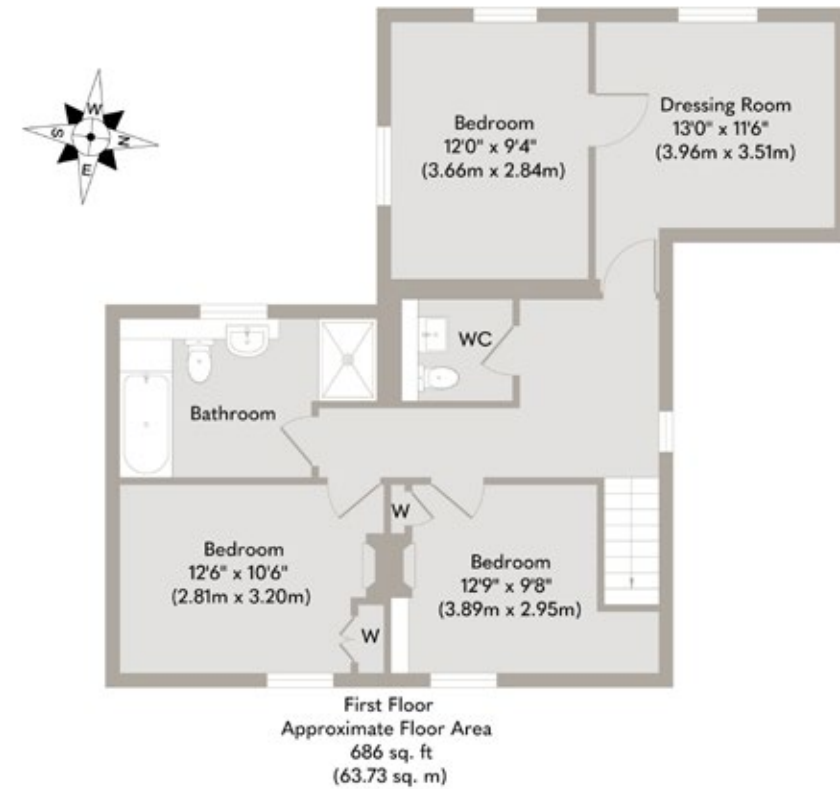
Castle Acre is a charming rural village with a strong community and regular events. The local area has excellent walking and cycling — the Peddars Way and Nar Valley Way national trails pass directly through the village, alongside circular routes through ford crossings, meadows, fields and wooded paths along the Nar. The Ostrich Inn, café, village shop and post office serve daily needs and the North Norfolk coast is within easy reach.

The combination of the River Nar SSSI, the ancient Priory and Castle, and an unusually high number of listed buildings gives Castle Acre exceptional historic and natural character – viewing is essential to appreciate the setting.



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 (installed 2021), double glazing throughout (installed 2021), superfast broadband (typical download speeds 60-80 Mbps).

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:-0490-3060-6204-0566-7204

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: ///inhabited.escape.sculpting

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SOWERBYS

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