



THE STORY OF
Wittles

Lifestyle Business Opportunity

Castle Acre, Norfolk

SOWERBYS



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Wittles

Stocks Green, Castle Acre, Norfolk
PE32 2AE

Grade II Listed Home and Cafe

Three Bedrooms Owner's Apartment

Additional Rental Income

Stunning Oak Conservatory

Roof Terraces and Enclosed Landscaped Garden

Single Garage and Private Drive

Further Outbuildings

Desirable Location Close to Great Amenities

Picturesque Village Setting with
Nearby English Heritage Sites

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Wittles Castle Acre presents a rare opportunity to acquire an established freehold business in one of Norfolk's most visited historic villages. Occupying a prominent position overlooking the village green, this distinctive Grade II Listed property combines a successful hospitality business, owner's accommodation and additional rental income, with exciting potential for future growth.

The café currently operates as a popular year round business serving brunch, lunches, speciality coffee and homemade cakes from a charming 26-cover dining space, supported by well-equipped commercial kitchens, storage and office facilities. The business has been intentionally lifestyle-led, trading limited daytime hours while still delivering strong financial performance and offering clear scope for expansion through extended opening, events or additional services, subject to any necessary consents.

A separate retail unit, currently occupied by an Interior Designer, provides approximately £6,000 per annum in rental income.

Above the business is a beautifully presented three-bedroom owner's apartment, offering flexible living accommodation with further potential to reconfigure the property for holiday letting, expanded residential space or alternative commercial uses, subject to permissions.

Positioned within the thriving and historic village of Castle Acre, close to English Heritage attractions and popular walking and cycling routes, Wittles benefits from strong year-round visitor appeal and an established customer base.





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.

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, Fish & Chip shop - 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, Rebellion 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, and London King's Cross.

Nearby attractions include West Acre Theatre, Oxburgh Hall, Gooderstone Water Gardens, Sandringham, Houghton Hall, The North Norfolk coast line 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 Sowerbys



“A great opportunity to own a remarkable Grade II Listed home in the heart of the beautiful village of Castle Acre.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: [///Peroxide.underline.spare](#)

AGENT'S NOTE

The current use of the premises is a hybrid of commercial and residential. The floor plans and suggestions for changes in layout and use of the premises are subject to obtaining the relevant planning permissions and professional advice.
The price relates to the property only, any purchase of the good will of the business, fixtures and fittings would be subject to separate negotiation.

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

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