



THE STORY OF
Wittles
Castle Acre, Norfolk



SOWERBYS





THE STORY OF

Wittles

Stocks Green, Castle Acre, Norfolk
PE32 2AE

Grade II Listed Home

Three Bedrooms Owner's Apartment

Additional Rental Income

Roof Terraces and Enclosed Landscaped Garden

Single Garage and Private Drive

Stunning Oak Conservatory and
Further Outbuildings

Desirable Location Close to Great Amenities

Picturesque Village Setting with
Nearby English Heritage Sites

Hybrid Lifestyle Options

Opportunity to Reconfigure the Building to
Suit Individual Lifestyles and Personal Tastes

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com





CGI's are for representative purposes only.



CGI's are for representative purposes only.



Wittles is a rare opportunity to own a remarkable Grade II Listed home in the heart of the beautiful Norman village of Castle Acre. Overlooking the village green, this characterful property combines period charm with exceptional versatility.

Currently arranged as a successful café, independent retail space and private owner's accommodation, the property offers exciting potential for a variety of lifestyles and future uses, including multi-generational living, holiday accommodation or conversion into a substantial private residence, subject to any necessary consents.

The first-floor accommodation is warm, peaceful and full of character, featuring exposed beams, sash-style windows and a log burner. A generous sitting and dining room enjoys elevated views across the village green, while the well-equipped kitchen and three flexible bedrooms provide excellent living space for family life, guests or home working.

An oak-framed garden room opens onto two terraces and beautifully landscaped walled gardens, creating a wonderfully private setting for relaxing and entertaining.

Further benefits include garaging, workshops, utility space and a range of outbuildings offering additional potential, subject to permissions.

Set within one of England's finest preserved Norman villages, with historic landmarks, countryside walks and a thriving community on the doorstep, Wittles offers a truly unique lifestyle opportunity.





First Floor
Approximate Floor Area
1,345 sq. ft.
(124.95 sq. m)



Garage
Approximate Floor Area
227 sq. ft.
(20.99 sq. m)

Ground Floor
Approximate Floor Area
2,033 sq. ft.
(188.68 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.

Copyright V360 Ltd 2026 | www.houseviz.com

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

Please note sitting room CGI's are for representative purposes only.
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.

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

