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**St. Crispins Cottage, St. James Green, Castle Acre, Kings Lynn, PE32 2BD**

Offers Over  
**£475,000**

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 2

## **St Crispin's Cottage – Light, Space and Lifestyle in the Heart of Castle Acre**

Set within the historic and highly regarded village of Castle Acre, St Crispin's Cottage is a home that quietly impresses from the moment you arrive. Originally formed from two 18th century cottages, it now offers generous single storey living that feels both characterful and wonderfully easy to enjoy.

Step inside and you are welcomed by a home that feels notably brighter and more open than you might expect. The sitting and dining areas have been thoughtfully presented to create a warm, inviting environment where natural light plays a key role, giving a genuine sense of comfort and usability throughout. The layout flows well, offering flexibility for day to day living, entertaining or simply enjoying quieter moments.

There are three well proportioned bedrooms, all offering comfortable accommodation, along with a layout that lends itself to a variety of lifestyles, whether that be downsizing without compromise, creating a peaceful retreat or establishing a full time village home.

One of the standout features is the attached workshop, a space full of potential. Whether you envision a home office, studio, hobby space or even the opportunity to extend and reconfigure, subject to any necessary permissions, this area adds a layer of flexibility that is increasingly sought after.

The grounds are a true highlight. Extending to around a third of an acre, the garden has been thoughtfully curated with established planting, creating a setting that feels both private and connected to the surrounding countryside.

There is a wonderful sense of space here, with areas to relax, entertain or simply enjoy the outlook across open farmland. The plot also offers practical advantages, including ample parking and a range of useful outbuildings.

Two cart sheds, one of which is perfectly suited to a campervan, sit alongside greenhouses, a potting shed and a log store, making this an ideal home for those who enjoy gardening, outdoor living or simply having space around them.

Castle Acre is widely regarded as one of Norfolk's most desirable villages, known for its rich history, strong sense of community and beautiful surroundings.

From your doorstep, you can enjoy everything from riverside walks and open countryside to local highlights such as Castle Acre Priory, West Acre Gardens and the increasingly popular Duration Brewery.

The village itself offers a charming selection of pubs, a village shop and a welcoming atmosphere, whilst the wider Norfolk countryside and coastline remain easily accessible, perfect for weekend adventures or a change of pace.

With no onward chain, St Crispin's Cottage offers not only a beautiful place to live, but also a genuine opportunity. The combination of plot size, privacy, outbuildings and potential to extend or adapt makes this a home that can evolve with you over time.

**If you're looking for character, space and those classic Norfolk views, St Crispin's Cottage is ready to welcome you.**

**Tenure:** Freehold

**Property Type:** Detached Bungalow

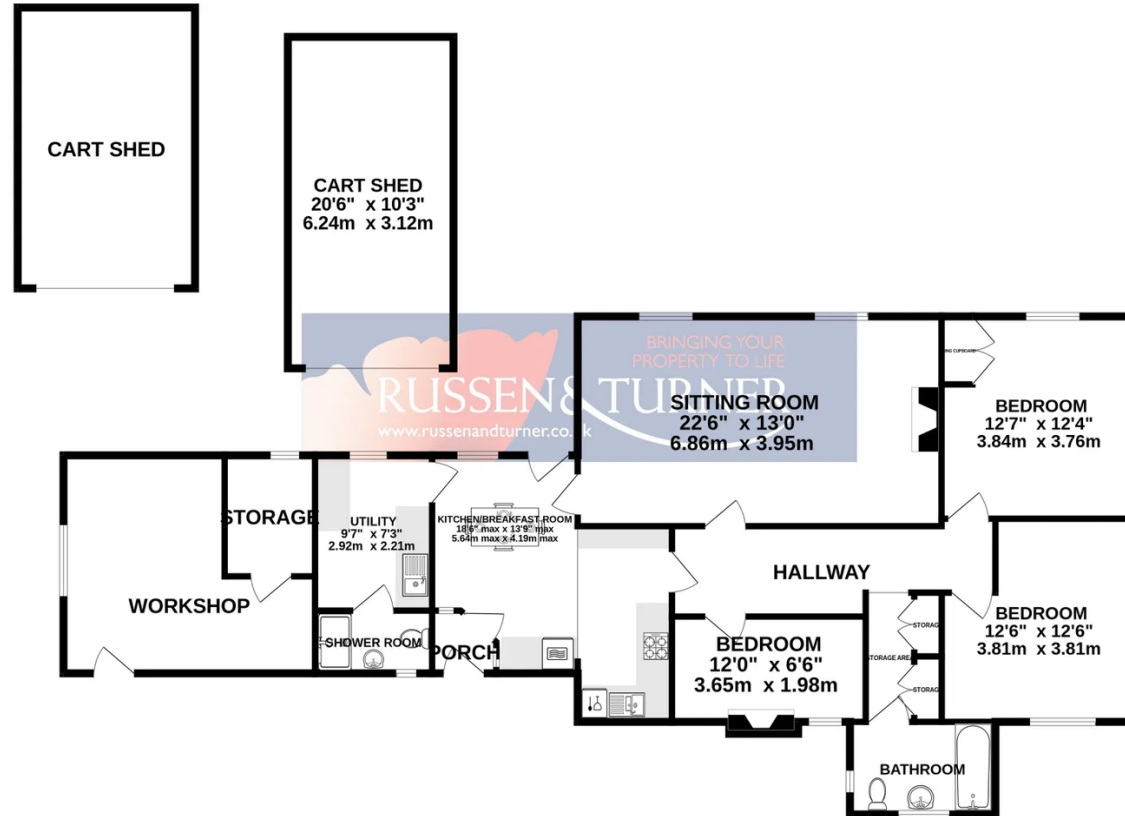
- Sought after village
- Third acre plot
- Countryside views
- Bright spacious layout
- Three bedrooms
- Workshop potential
- Outbuildings included
- Ample parking
- Private gardens
- No Chain

### Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR  
1744 sq.ft. (162.0 sq.m.) approx.



TOTAL FLOOR AREA: 1744 sq.ft. (162.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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