

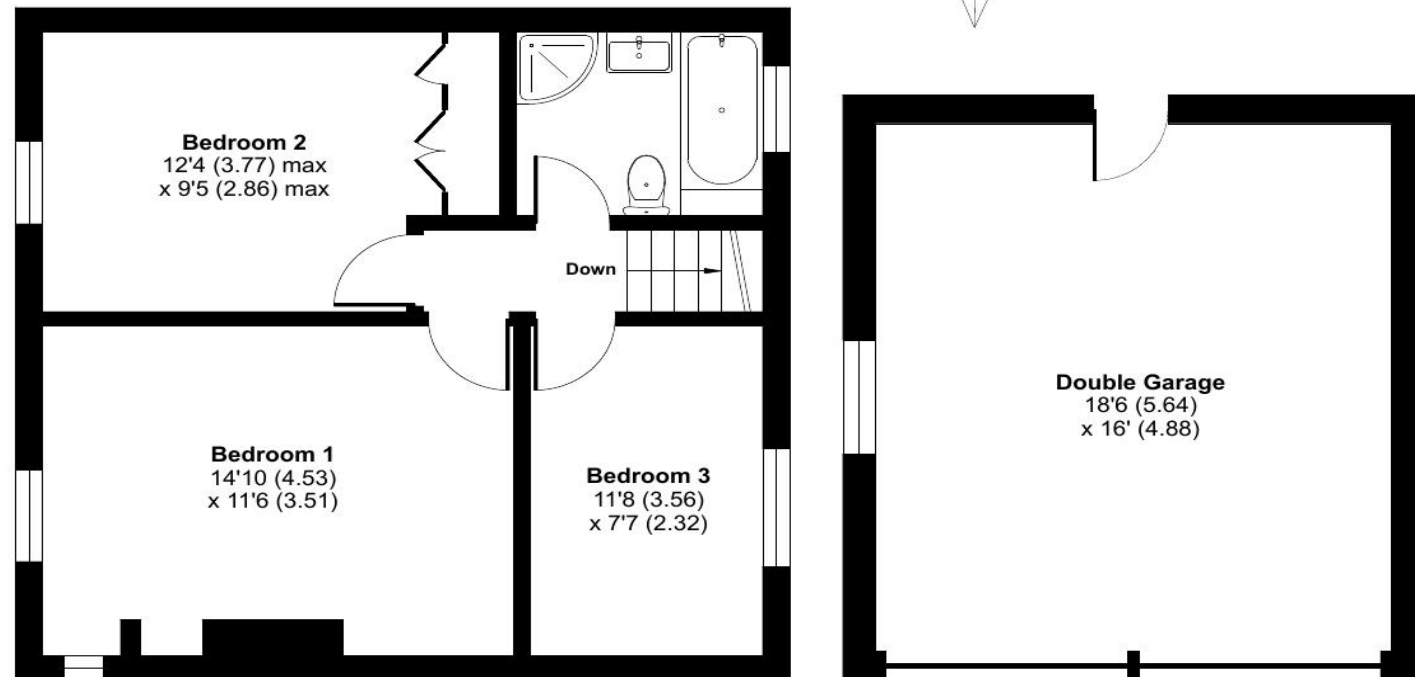
# The Willows, Newton Road, Castle Acre, King's Lynn, PE32

Approximate Area = 1084 sq ft / 100.7 sq m

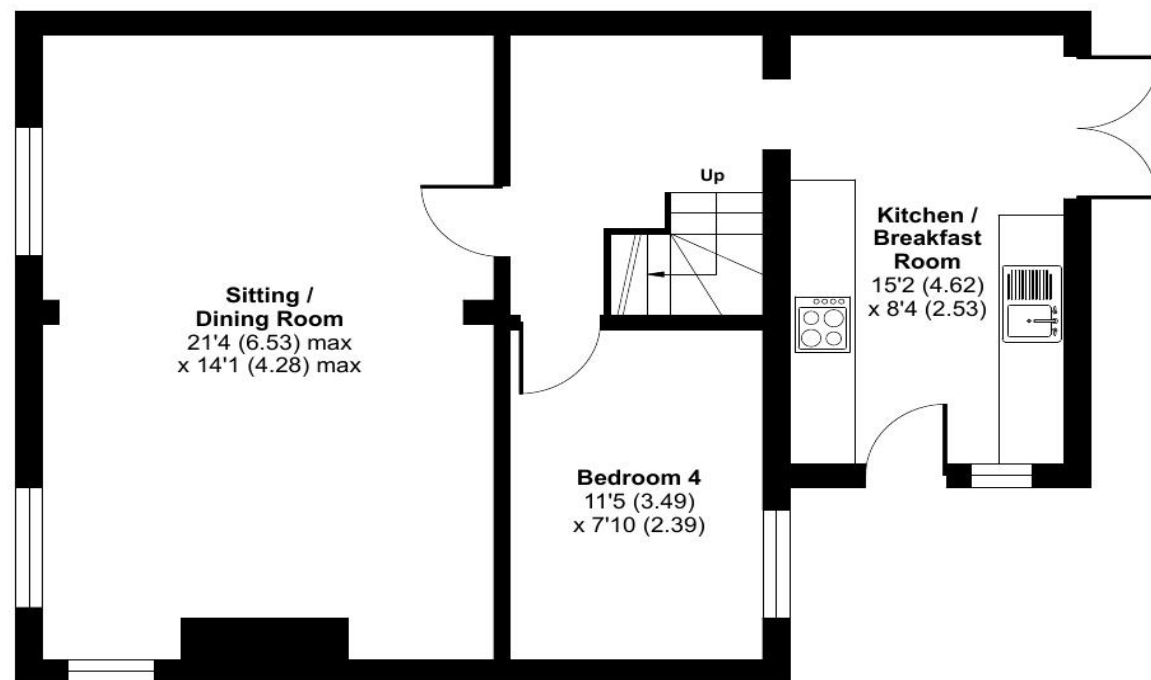
Garage = 296 sq ft / 27.4 sq m

Total = 1380 sq ft / 128.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1305176



## Newton Road, Castle Acre, Kings Lynn, PE32 2AX

Well presented three/four bedroom period cottage, offering spacious accommodation with character features throughout. This superb property is situated within one of the most sought after villages in Norfolk; Castle Acre, and comes with a generous garden, double garage/barn and ample parking.

**Price £400,000 Freehold**

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Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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Situated within the much sought after village of Castle Acre, Longsons are delighted to bring to the market this three bedroom period cottage offering spacious accommodation with character features throughout. The property comes with two reception rooms, a generous garden, recently re-tiled roof, double garage/barn, (plans drawn up for conversion) parking for several vehicles, UPVC double glazing and electric central heating (new boiler installed two years ago).

Briefly the property offers lounge/diner with working fireplace, kitchen/breakfast room, study/bedroom four, inner hall, three further bedrooms, bathroom, double garage/barn, generous garden, off road parking for several vehicles, UPVC double glazing and electric central heating.

**CASTLE ACRE**  
Swaffham 5 miles; King`s Lynn 20 miles  
A large west Norfolk conservation village with pretty red brick and flint faced cottages, Castle Acre is set within

rural landscape and boasts an historical past. The village retains the ruins of a Norman castle with earth works, the beautiful church of St James and the ruins of a Cluniac Priory. The main entrance into this attractive village is through Bailey Gate, a 13th Century flint gateway, under which pilgrims have passed for hundreds of years on their way to the shrine at Little Walsingham, a pilgrimage which still takes place today. There is a large village green surrounded by lime trees, cottages, traditional tea rooms, a public house serving meals and further along the road, a village store.

**Kitchen/Breakfast Room**  
**15'2" (4.62m) x 8'4" (2.54m)**  
Range of fitted units to walls and floor, work surface over, one and a half bowl sink unit with mixer tap and drainer, integrated electric oven, induction hob with extractor hood over, space and plumbing for dishwasher and washing machine, space for fridge/freezer, tiled splashback, ceiling spotlights, tiles to floor, UPVC double glazed windows to rear and side, UPVC French doors

opening to rear garden, entrance door to side

**Inner Hallway**  
**9'5" (2.87m) x 7'11" (2.41m)**  
Stairs to first floor, under stairs storage cupboard, radiator.

**Lounge/Diner**  
**21'4" (6.5m) x 14'1" (4.29m)**  
Working open fireplace with Yorkshire stone surround, two UPVC double glazed windows to front, UPVC double glazed window to side, two radiators.

**Office/Bedroom Four**  
**11'5" (3.48m) x 7'10" (2.39m)**  
UPVC double glazed window to rear, radiator.

**Stairs & Landing**  
Traditional staircase, Velux style roof window, ceiling spotlights.

**Bedroom One**  
**14'10" (4.52m) x 11'6" (3.51m)**  
Feature fireplace recess, UPVC double glazed window to front and side, ceiling spotlights, radiator.

**Bedroom Two**  
**12'4" (3.76m) To Wardrobe x 9'5" (2.87m)**

Built in wardrobe, UPVC double glazed window to front, storage cupboard housing hot water cylinder, radiator.

**Bedroom Three**  
**11'8" (3.56m) x 7'7" (2.31m)**  
UPVC double glazed window to rear, radiator.

**Bathroom**  
Bathroom suite comprising: bath with mixer taps, shower cubicle, WC, wash basin, tiled splashbacks, tiled flooring, heated towel rail, ceiling spotlights, obscure glass UPVC double glazed window to rear.

**Outside Front**  
Pathway leading to gated access to rear garden.

**Rear Garden**  
Area aid to lawn, paved patio seating area, wooden shed, wooden pergola and established willow tree, plants to beds and borders, five bar gate

providing access to a shingle parking area with parking for several vehicles and access to the double garage/barn.

**Barn/Double Garage**  
**18'6" (5.64m) x 16'0" (4.88m)**  
Plans drawn up for conversion with two sets of double doors to front, Velux style roof window, window to side.

**Agent`s Notes**  
EPC rating D65 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Period Three/Four Bedroom Cottage
- Very Well Presented with Two Reception Rooms
- Double Garage/Barn
- Energy Efficiency Rating D65
- Established Garden
- Parking for Several Vehicles
- Recently Re-Tiled Roof
- New Electric Fired Boiler Installed

