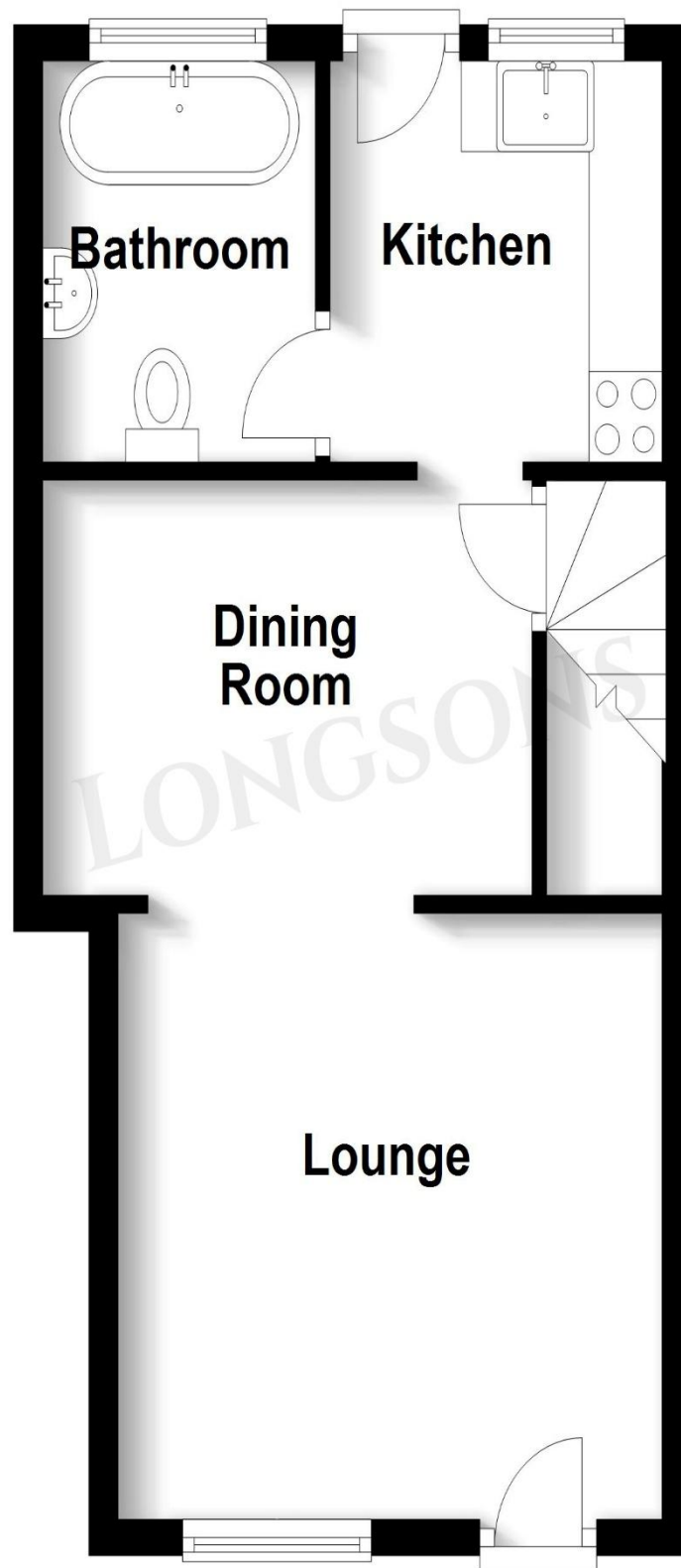
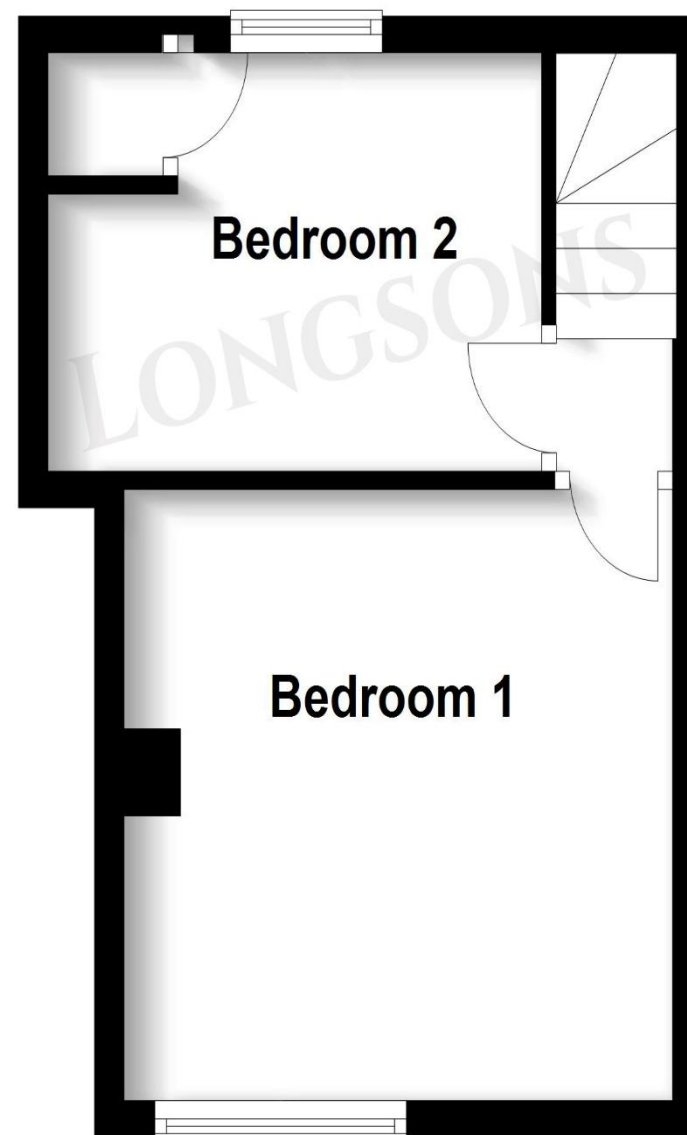


## Ground Floor



## First Floor



### 5 Chimney Street, Castle Acre, Kings Lynn, PE32 2AB

Extremely well presented, two bedroom character cottage situated with open countryside views to front and local church views to the rear in the historical village of Castle Acre. This superb property offers gardens, garden studio/office, UPVC double glazing and log burning stove.

**Price £875 pcm To Let**





LONGSONS

Situated with delightful open countryside views to the front and local church views to the rear in the historical village of Castle Acre, Longsons are delighted to bring to the rental market this extremely well presented, two bedroom character cottage. This fantastic property offers gardens, garden studio/office, UPVC double glazing and log burning stove and has been freshly decorated throughout.

Available Immediately!

Restrictions: no pets, non smokers.

Briefly, the property offers lounge, dining room, kitchen, bathroom, two bedrooms, garden office/studio, garden, UPVC double glazing and wall mounted electric heaters. Unfurnished.

CASTLE ACRE  
Swaffham 5 miles; King's Lynn 20 miles.

A popular, sought after, 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 earthworks, 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 newly built complete with fish & chip shop.

### **Lounge** **12'2" (3.71m) x 10'11" (3.33m)**

Composite entrance door to front, feature fireplace with inset log burning stove, UPVC double glazed window to front aspect, wall mounted modern electric panel heater.

### **Dining Room** **11'0" (3.35m) x 7'6" (2.29m)**

Understairs utility cupboard with space and plumbing for washing machine,

under stairs storage cupboard, door to stairs, wall mounted modern electric panel heater.

### **Kitchen** **7'5" (2.26m) x 6'1" (1.85m)**

Fitted kitchen units to wall and floor, oak worksurface over, enamel butler style sink unit with mixer tap, integrated electric oven with ceramic hob over, integrated microwave, under counter lights, tiled splashback, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear aspect, wall mounted electric panel heater.

### **Bathroom**

Double ended bath with centrally mounted mixer tap and hand shower attachment, wash basin set within fitted cabinet, concealed cistern WC, wall mounted electric panel heater, obscure glass UPVC double glazed window to rear aspect, tiled splashback.

### **Stairs & Landing**

### **Bedroom One** **12'2" (3.71m) x 10'11" (3.33m)**

UPVC double glazed window to front aspect enjoying open countryside views, wall mounted electric panel heater.

### **Bedroom Two** **10'8" (3.25m) x 7'6" (2.29m)**

Built in cupboard housing hot water cylinder, built in over stairs storage cupboard, UPVC double glazed window enjoying views over the local church, wall mounted electric panel heater.

### **Outside Front**

Low maintenance front garden with seating area laid to block paving enjoying open countryside views, gated access to front, garden wall to perimeter.

### **Garden Studio/ Office** **13'6" (4.11m) x 7'8" (2.34m)**

Recently built, insulated garden studio/office, wall mounted electric panel heater, electric power and lights, WIFI access, UPVC double glazed entrance door opening to rear garden,

UPVC double glazed window looking over rear garden.

### **Brick Built Storage shed**

Electric power and lights, UPVC double glazed entrance door opening to rear garden.

### **Rear Garden**

Well maintained rear garden laid to lawn, paved patio seating area, shrubs plants and ornamental trees to borders.

### **Agents Note**

There is a right of way for neighbouring properties across the rear garden, more information can be obtained from our office.

### **Agents Note**

Photographs used are from previous tenancy, decor, floor coverings and garden may not reflect the current condition

All photographs are provided for guidance only.

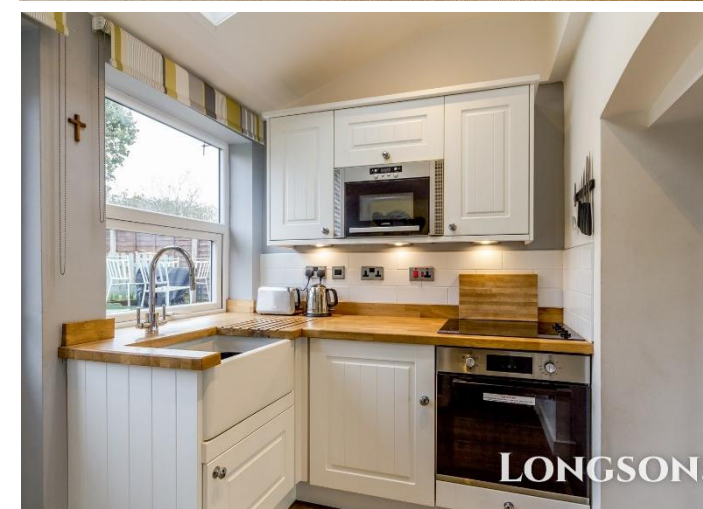
- Character Cottage
- Two Bedrooms
- Two Reception Rooms
- Log Burning Stove
- Countryside Views to Front
- Sought After Village Location
- UPVC Double Glazing
- Available Now!
- Freshly Decorated



LONGSONS



LONGSONS



LONGSONS



LONGSONS

