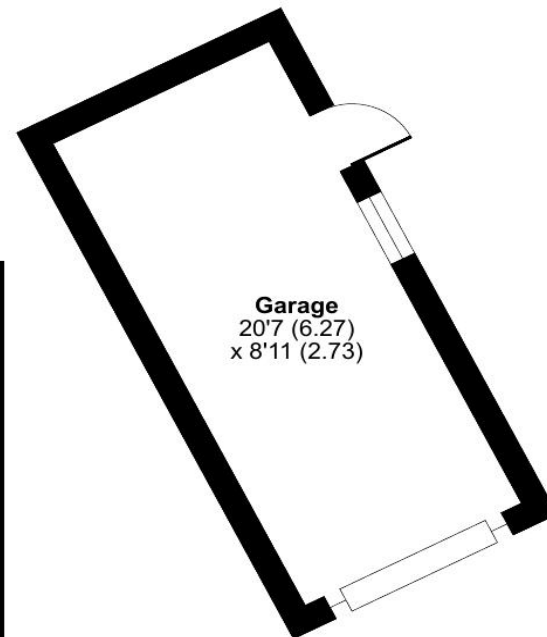
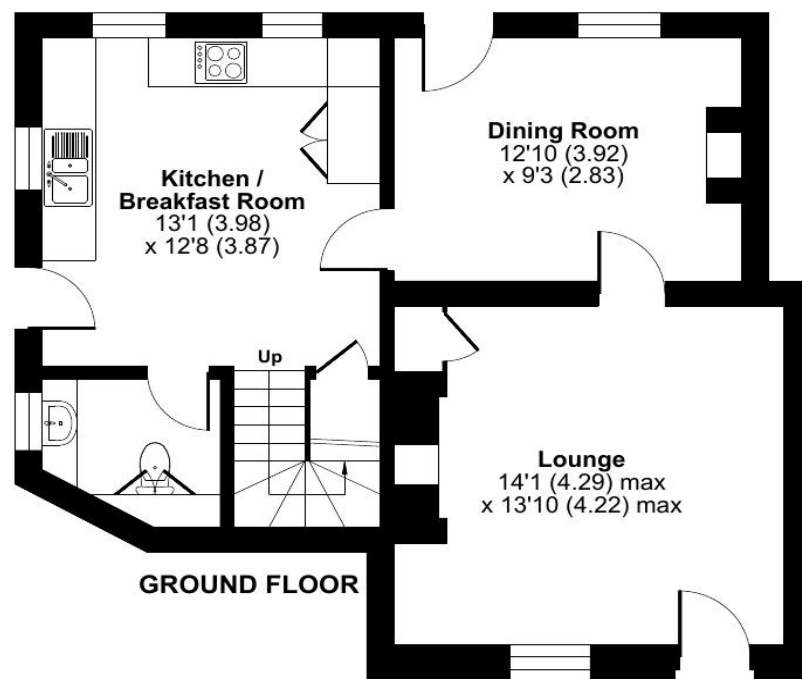
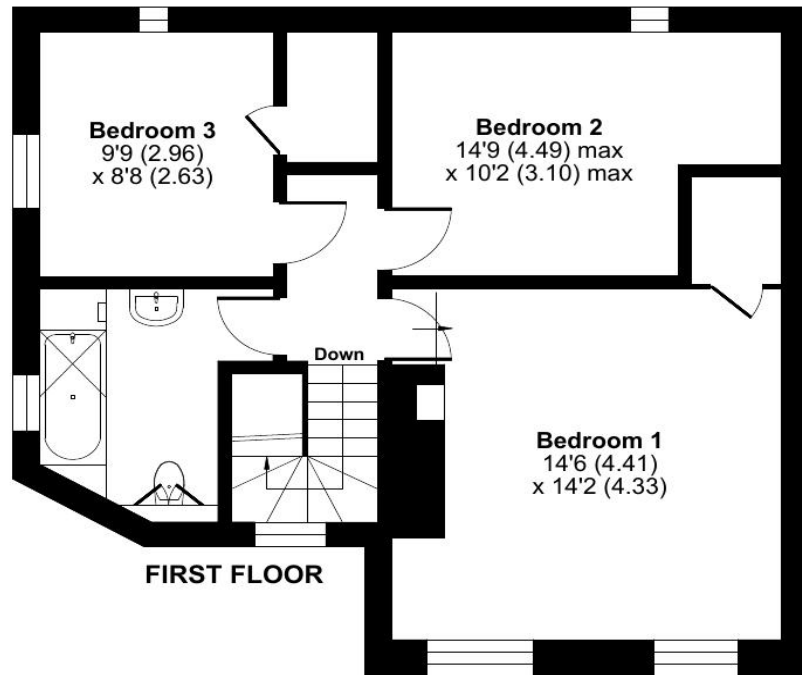


# Bailey Street, Castle Acre, King's Lynn, PE32

Approximate Area = 1174 sq ft / 109 sq m  
Garage = 184 sq ft / 17 sq m  
Total = 1358 sq ft / 126 sq m  
For identification only - Not to scale



## Bailey Street, Castle Acre, Kings Lynn, PE32 2AJ

Fabulous semi-detached 3 bedroom cottage situated in the sought after historic village of Castle Acre with outstanding views of the castle ruins. The property offers 2 reception rooms, delightful cottage style garden, parking, garage, EV charging point, utility/cloakroom.

Viewing highly recommended

**Guide Price £400,000 - £425,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Longsons. REF: 1457709



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**Bedroom Two**  
**14'9" (4.5m) x 10'2" (3.1m)**

Built-in cupboard, double glazed window to rear, radiator.

**Bedroom Three**  
**9'9" (2.97m) x 8'8" (2.64m)**

Built-in cupboard housing modern hot water cylinder, double glazed window to rear and side, radiator.

**Bathroom**

Easy access spa bath with opening access panel and powered height adjustable seat with rainfall shower head over and separate hand shower attachment and shower panel, sink unit, WC, tiled splashback, heated towel radiator, extractor fan.

**Garage**  
**20'7" (6.27m) x 8'11" (2.72m)**

Remote controlled motorised main door to front, entrance door to side opening to rear garden, obscure glass window to side, electric power and lights.

**Outside**

Double wrought iron gates providing access to driveway and secure off-road parking, delightful cottage gardens with outstanding views of the castle ruins, gardens laid to lawn with established shrubs, plants and ornamental trees to beds and borders, seating area laid to shingle, outside tap, outside lighting, EV charging point wooden fence and garden wall to perimeter.

**Agent's Note**

EPC rating E53 (Full copy available on request)  
 Council tax band C (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.

- Fabulous Semi-Detached Three Bedroom Cottage
- Sought After Location with Outstanding Views
- Two Reception Rooms
- Energy Efficiency Rating
- Utility/Cloakroom
- Double Glazing and Oil Central Heating
- Garage, Parking and EV Charging Point
- Beautiful, Established Cottage Style Gardens

Situated in the sought after historic village of Castle Acre and with outstanding views of the castle ruins, Longsons are delighted to bring to the market this absolutely fabulous semi-detached three bedroom cottage. This superb property offers two reception rooms, utility/cloakroom, established delightful cottage style gardens, parking, EV charging point, garage, utility/cloakroom.

Viewing highly recommended!

Briefly the property offers lounge, dining room, kitchen/breakfast room, utility/cloakroom, three bedrooms, bathroom, garage, gardens, EV charging point, parking, double glazing and oil fired central heating.

Castle Acre  
 Castle Acre, a picturesque village steeped in history and is home to an ancient 12th-century castle built by the Normans and offers various amenities such as a Budgens store, fish & chip shop, primary school, 'The Ostrich' pub, tea rooms, antique shop, and second-hand book shop. The village also offers scenic walks along the River

Nar. Castle Acre provides easy access to the A1065 and A47, connecting to King's Lynn and Norwich, both of which have direct rail links to London. Additional amenities can be found in nearby Swaffham, including public houses, restaurants, cafes, supermarkets, and independent shops. The town also offers schooling facilities for all ages, as well as sports, leisure and health care facilities. Swaffham approx. 5 miles, King's Lynn approx. 14.5 miles, Fakenham approx. 12 miles.

**Lounge**  
**14'1" (4.29m) x 13'10" (4.22m)**

Entrance door to front, fireplace with inset log burning stove, fitted shelving to alcove, built-in storage cupboard, double glazed window to front, radiator.

**Dining Room**  
**12'10" (3.91m) x 9'3" (2.82m)**

Entrance door opening to rear garden, double glazed window to rear, tiles to floor, fitted cupboards to alcoves, radiator.

**Kitchen/Breakfast Room**  
**13'1" (3.99m) x 12'8" (3.86m)**

Bespoke fitted units to floor, ceramic butler style sink unit, wooden work surface over, space for electric cooker with extractor hood over, space for upright fridge/freezer, space and plumbing for dishwasher, fitted storage cupboard, under stairs storage cupboard, tiles to floor, entrance door opening to side, double glazed window to rear and side, tiles to floor, stairs to first floor.

**Utility Room/Cloakroom**

Fitted kitchen units with work surface over, circular stainless steel sink unit with mixer tap, space and plumbing for washing machine, WC, fitted cupboards, radiator, tiles to floor.

**Stairs and Landing**

Double glazed window to side, fitted shelving.

**Bedroom One**  
**14'6" (4.42m) x 14'2" (4.32m)**

Built-in wardrobe, feature cast iron fireplace (not in use), two double glazed windows to front, two radiators.

