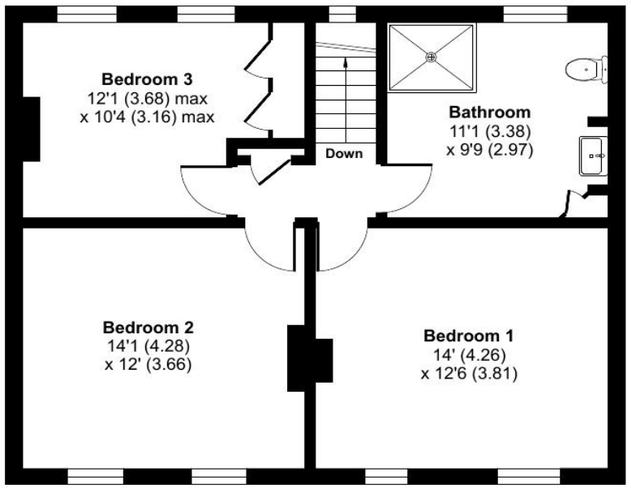
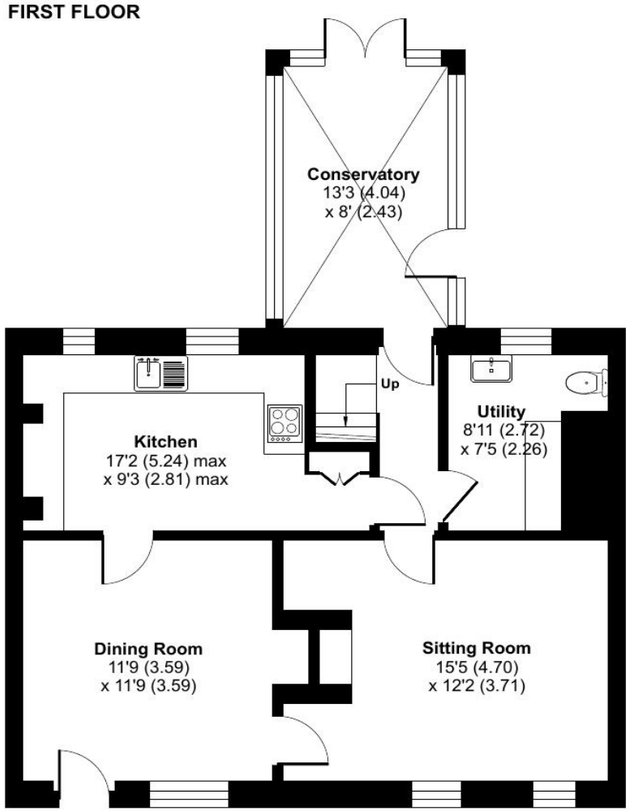
Cuckstool Lane, Castle Acre, King's Lynn, PE32

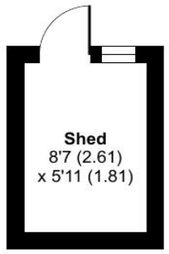
Approximate Area = 1364 sq ft / 126.7 sq m
Outbuilding = 51 sq ft / 4.7 sq m
Total = 1415 sq ft / 131.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

EER

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1369178

LONGSONS



Lime Kiln Cottage, Cuckstool Lane, Castle Acre, Kings Lynn, PE32 2AH

Charming character cottage situated in a desirable location in the historic sought after village of Castle Acre. This fantastic detached property has much to offer including sizeable established gardens, parking, cart shed, workshop, kitchen/breakfast room, utility/cloakroom, conservatory and more!

Guide Price £500,000 - £550,000 Freehold

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Situated in a desirable location within the historic sought after village of Castle Acre, Longsons are delighted to bring to the market this fabulous, detached character cottage. This attractive flint faced cottage is full of charm throughout and has much to offer including three double bedrooms, modern conservatory, two reception rooms, sizeable established gardens, cart shed with workshop to rear, parking, kitchen/breakfast room, utility/cloakroom, shower room, UPVC double glazing and oil fired central heating.

Viewing highly recommended!

Briefly, the property offers dining room, sitting room, kitchen/breakfast room, rear lobby, utility/cloakroom, conservatory, three double bedrooms, shower room, cart shed with workshop to rear, sizeable gardens, oil fired central heating and UPVC double glazing.

CASTLE ACRE
Castle Acre is a picturesque village that is steeped with history. Located in the heart of Norfolk`s rural countryside, it offers a fantastic quality of life for those who love the outdoors. The village benefits from a range of amenities, including a post office, village store, and two pubs, perfect for a relaxing drink after a long day. It is also home to the stunning castle ruins and priory, which is a must-visit for anyone interested in history.
The village is surrounded by miles of beautiful countryside, including wonderful walking and cycling routes, perfect for those looking to explore the great outdoors.

For those who love the coast, Castle Acre is just a short drive to the beautiful beaches of North Norfolk. Here you will find picturesque seaside towns, such as Wells-next-the-Sea and Hunstanton, offering a wide range of attractions and activities for all ages.





Dining Room
11'9" (3.58m) x 11'9" (3.58m)
Entrance door opening to front, feature brickwork fireplace with pamment tiles to hearth, UPVC double glazed window to front, radiator.

Sitting Room
15'5" (4.7m) x 12'2" (3.71m)
Feature brickwork inglenook style fireplace with inset log burning stove, two UPVC double glazed windows to front, radiator.

Kitchen/Breakfast Room
17'2" (5.23m) Max x 9'3" (2.82m) Max
Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated appliances including fridge, freezer, slimline dishwasher, electric oven and ceramic hob with extractor hood over, pamment tiles to floor, two UPVC double glazed windows to front, radiator.

Rear Lobby
Fitted cupboard and drawers, stairs to first floor, entrance door opening to conservatory, pamment tiles to floor.

Utility Room/Cloakroom
8'11" (2.72m) x 7'5" (2.26m)
Butler style ceramic sink with mixer tap, WC, fitted kitchen units, space and plumbing for washing machine, space for tumble dryer, pamment tiles to floor, osbcure glass UPVC double glazed window to rear, radiator.

Conservatory
13'3" (4.04m) x 8'0" (2.44m)
Modern UPVC double glazed conservatory with pitched roof and heat reflective glass to roof, tiles to floor, French doors opening to rear, entrance door opening to side.

Stairs & Landing
Loft access with loft ladder, built in storage cupboard.

Bedroom One
14'0" (4.27m) x 12'6" (3.81m)
Two UPVC double glazed windows to front, radiator.

Bedroom Two
14'1" (4.29m) x 12'0" (3.66m)
Two UPVC double glazed windows to front, feature cast iron fireplace, radiator.












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.

- Character Flint Cottage
- Three Double Bedrooms
- Two Reception Rooms & Conservatory
- Energy Efficiency Rating E44
- Utility /Cloakroom

- Sizeable, Established Gardens
- Oil Fired Central Heating
- Cart Shed with Workshop
- Historic, Sought After Village
- UPVC Double Glazing

Bedroom Three
12'1" (3.68m) x 10'4" (3.15m)
Currently set up as a study, fitted shelving, built-in storage cupboards, two UPVC double glazed windows to rear, radiator.

Shower Room
11'1" (3.38m) x 9'9" (2.97m)
Large double shower cubicle, wash basin, WC, built-in cupboard housing hot water cylinder, obscure glass UPVC double glazed window to rear, radiator.

Cart Shed
8'7" (2.62m) x 5'11" (1.8m)
Workshop to rear, electric, power and light.

Outside Front
Front garden laid to shingle. well maintained selection of shrubs and plants to beds and borders, five bar gates providing secure access to driveway and cart shed.

Rear Garden.
Enclosed sizeable rear garden full of character and features including part of the historic flint Castle Acre perimeter wall, established shrubs, plants and fruit trees throughout, three wooden garden sheds, flint and brick built external store, paved patio seating area, main garden laid to lawn, wooden fence to perimeter

Agent`s Note
EPC rating E44 (Full copy available on request)
Council tax band E (Own enquiries should be make via Kings Lynn & West Norfolk Council)







