



Pine View Cottage Northacre, Caston

Attleborough

Minors & Brady

Pine View Cottage Northacre

Caston, Attleborough

Imagine waking up in a peaceful Norfolk hamlet, stepping out into your own generous garden as the morning mist lifts over open fields, this is the lifestyle on offer with this charming two-bedroom cottage in Northacre, part of the picturesque village of Caston. Beautifully renovated and thoughtfully arranged, the home blends character with practicality, featuring a cosy sitting room with open fire, a well-equipped kitchen/dining space, and two light-filled double bedrooms. Sitting on a third-of-an-acre plot, the private, fully fenced garden invites alfresco dining, gardening, or simply enjoying the views, with scope for smallholding pursuits or future extension (stms). With its combination of tranquillity, space, and village convenience, this cottage is perfect for anyone seeking a peaceful rural retreat with room to grow and breathe.



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- Chain free!
- Two-bedroom cottage in Northacre, Caston, set in a peaceful non-estate location on a substantial third-of-an-acre plot (stms)
- Potential to extend to the rear where a former block structure once stood, extending approximately 20ft, subject to planning permission, allowing the living space to be enhanced
- Welcoming sitting room with a characterful open fire, built-in shelving, and discreet storage
- Kitchen and dining area thoughtfully arranged with a comprehensive range of fitted wall and base units, integrated oven and hob, tall pullout unit, and space for casual dining
- A rear lobby/boot room, with an adjacent WC/utility room that is suitable for additional storage and outdoor wear
- Two double bedrooms, generously proportioned and filled with natural light, each offering space for freestanding furniture and pleasant views over the surrounding countryside
- Well-appointed family bathroom with modern fittings designed for comfort and convenience
- Generous private garden mainly laid to lawn, fully fenced and pet-safe, featuring a hardscaped seating area ideal for outdoor dining or relaxing while enjoying uninterrupted views of the countryside
- Private driveway providing convenient off-road parking for two vehicles and rare side access via a privately owned walkway offering direct entry to the rear garden



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Location

Northacre is set in the peaceful Norfolk village of Caston, a small, rural community surrounded by open farmland and woodland. Life here is quietly anchored in the rhythms of village living, where neighbours know each other and the village hall and historic Church of the Holy Cross are the centre of community activity. While Caston itself has only a few local amenities, residents make short trips to nearby Watton, around three miles to the north, for shops, cafés, and a weekly market, or to Attleborough, five miles south-east, for supermarkets and high-street stores.

Families are well catered for, with Caston Church of England Primary Academy in the village, while secondary education is served by Wayland Academy in Watton and other nearby options in Attleborough.

Transport links are practical: bus services connect the village with Watton and Thetford, while the nearest train stations at Attleborough and Thetford provide regular services to Norwich, Cambridge, and London.

For leisure, residents enjoy countryside walks directly from the doorstep, with Thetford Forest and surrounding bridleways offering woodland trails, and the village's location allows easy access to neighbouring communities such as Griston, Saham Toney, and Roudham, combining seclusion with connectivity.



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Tucked quietly within the rural hamlet of Northacre, part of the much-loved village of Caston, this charming two-bedroom cottage offers a way of life that feels increasingly rare.

Surrounded by open countryside yet connected to village life, it presents an inviting balance of calm, comfort and character. Inside, the cottage has been carefully renovated and reconfigured to create a home that feels both characterful and considered. The sitting room is warm and welcoming, centred around an open fire with an attractive surround. Built-in shelving and discreet storage sit comfortably alongside the original features, creating a space that works as well for quiet evenings as it does for entertaining.

To the rear, the kitchen and dining area has been arranged with everyday living in mind. Fitted with a comprehensive range of units and integrated appliances, it offers space for relaxed meals and morning coffee. From here, a practical rear lobby and boot room provides a useful transition between house and garden, ideal for coats, muddy boots or outdoor pursuits, and sits alongside a utility area and cloakroom.

Upstairs, the sense of light and space continues. Both bedrooms are comfortable doubles, each enjoying pleasant outlooks and ample room for freestanding furniture. They are served by a well-appointed family bathroom, finished in a clean, contemporary style.



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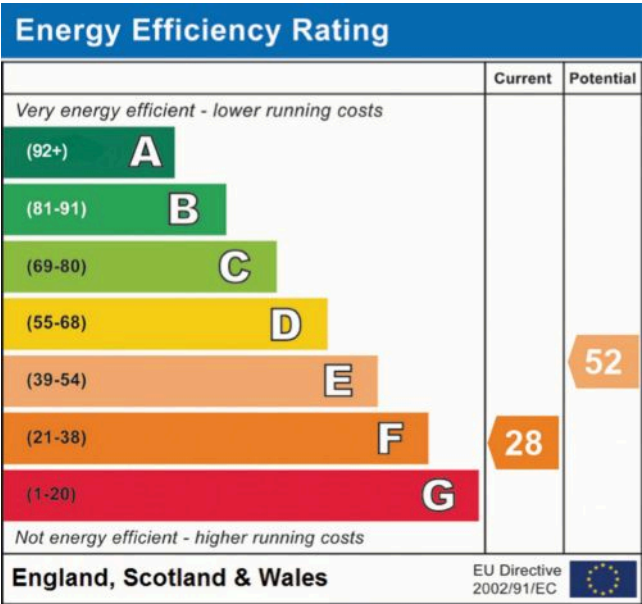
Caston, Attleborough

Externally, the cottage sits on an unusually generous plot of around a third of an acre (stms). To the front, a private driveway provides parking for two vehicles with ease. The garden to the rear is laid largely to lawn, fully fenced and pet-safe, with a hardscaped seating area perfectly placed for outdoor dining or unhurried afternoons taking in the view. The garden also features mature apple trees and a huge pine tree, adding character and seasonal interest. Beyond the garden boundary, open fields stretch into the distance, creating a wonderfully open outlook and a strong connection to the surrounding landscape. The space lends itself beautifully to keen gardeners, wildlife enthusiasts, or those wishing to cultivate a more self-sufficient lifestyle, with excellent potential for vegetable plots, a smallholding, or keeping a few animals. A ride-on lawn mower is available by negotiation.

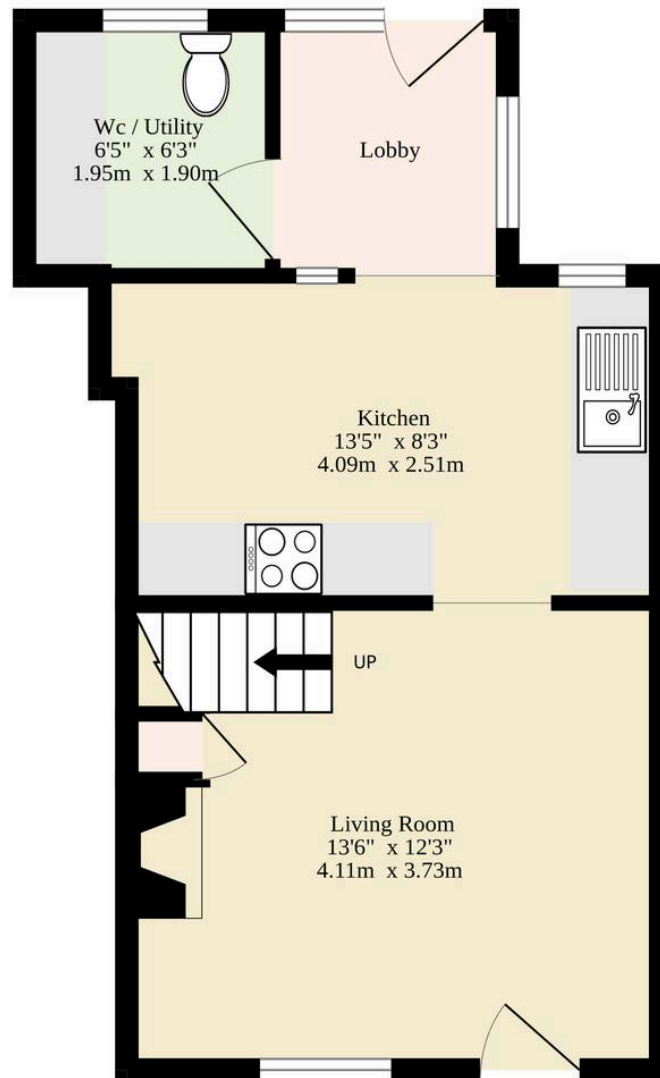
Although technically classified as terraced, the property benefits from a rare and welcome feature: a privately owned side walkway providing direct access to the rear garden. This enhances both privacy and practicality, setting the cottage apart from many similar homes.

There is also scope to extend, subject to the necessary permissions, where a former block structure once stood to the rear of the property, extending to approximately 20 feet. This offers an exciting opportunity to further develop the cottage while preserving its rural setting and sense of space.

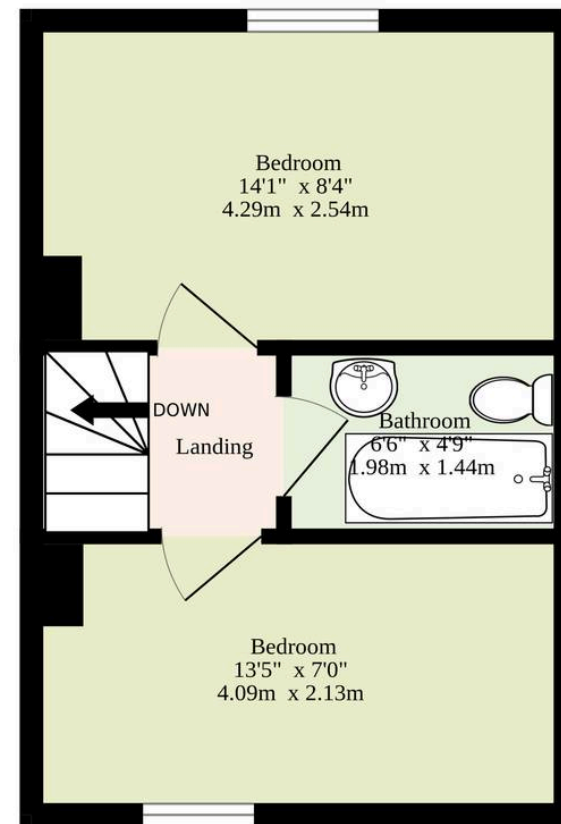
Altogether, this is a home that will appeal to those drawn not just to the countryside, but to the quieter rhythms of village life, a beautifully presented cottage offering space, outlook and potential in equal measure.



Ground Floor
354 sq.ft. (32.9 sq.m.) approx.



1st Floor
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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