



20 Castle Acre Road, Great Massingham

King's Lynn

Minors & Brady



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Great Massingham, King's Lynn

Life at Pickwick in Great Massingham is about comfort, character, and effortless living. This semi-detached cottage combines period charm with thoughtful modern updates, from the vaulted, light-filled kitchen and dining room, ideal for family meals or summer entertaining, to the cosy sitting room with a welcoming log-burning stove. Three bedrooms upstairs offer the utmost comfort and privacy, while the garden, with its mature planting, generous lawn, and timber sheds, provides space to enjoy, create, and grow. Set in a village celebrated for its green, duck ponds, and timeless appeal, Pickwick offers more than a home, it offers a lifestyle, where everyday living and village life come together beautifully.



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- Extended semi-detached cottage proudly positioned in the sought-after Norfolk village of Great Massingham
- Beautifully extended and sympathetically restored by the same family for over 30 years, combining period character with modern comfort
- Vaulted kitchen and dining room filled with natural light from skylights and French doors, featuring quality cabinetry, integrated oven, dishwasher, and space for appliances
- Sitting room with exposed timber beams and a log-burning stove providing a cosy and inviting focal point
- Flexible snug and home office suitable for someone looking to work from home or an additional bedroom if required
- Three first-floor bedrooms offering restful retreats with characterful features and practical built-in storage
- Ground-floor bathroom comprising of a quality three-piece suite and a first-floor WC for convenience
- Private, enclosed garden with a generous lawn, mature planting, colourful borders, several timber sheds, and excellent potential for development or personal landscaping
- Ample off-road parking for multiple vehicles with a set-back position from the road
- A property that embodies a relaxed village lifestyle, combining community, beauty, and convenience in one of Norfolk's most treasured locations



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Great Massingham

Castle Acre Road is located in the heart of Great Massingham, a popular Norfolk village with a strong sense of community. The village lies around 15 miles from King's Lynn, providing easy access to larger town amenities while retaining its village charm. Local facilities include a primary school, pre-school, village shop, and post office. For dining and social life, The Cartshed Tea Room is a popular spot, and The Dabbling Duck pub, run by a local husband-and-wife team, combines a restaurant with a Bed and Breakfast.

The village is known for its large ponds and open spaces, which have won awards such as the CPRE Community Open Spaces Award and several EDP Pride in Norfolk awards. The village green is home to St Mary's Church, whose 13th-century porch once served as a schoolroom and is thought to have educated Sir Robert Walpole, England's first Prime Minister.

Great Massingham also has a refurbished Village Hall offering clubs and activities including tennis, bowls, table tennis, billiards, and snooker, along with monthly film screenings and quiz nights. With local shops, schools, dining options, recreational facilities, and countryside walks, Castle Acre Road provides the benefits of village life while remaining close to King's Lynn for wider shopping, services, and transport links.



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Tucked away in the heart of Great Massingham, a village celebrated for its green, duck ponds, and timeless charm, Pickwick is a semi-detached cottage that beautifully blends period character with modern practicality.

Cherished by the same family for over 30 years, the home has been thoughtfully extended and restored, offering a space that is warm, welcoming, and effortlessly comfortable. Inside, exposed beams, period fireplaces, and original brickwork reflect the property's heritage, while subtle contemporary updates ensure everyday living is as convenient as it is inviting.

At the centre of the home is the vaulted kitchen and dining room, a light-filled space that perfectly balances style and function. French doors and skylights fill the room with natural light and create an effortless flow between indoor and outdoor living. The kitchen is fitted with quality cabinetry, an integrated oven, a dishwasher, and generous space for appliances, making it ideal for both everyday family life and entertaining guests. Whether it's a lively breakfast around the table or a summer evening meal spilling into the garden, this space is the heart of the home.

The sitting room embodies the charm of a Norfolk cottage, cosy and inviting, with a log-burning stove beneath exposed timber beams. A peaceful study provides a practical workspace, while a second reception with direct garden access and a ground-floor bathroom offers flexibility for use as a snug, hobby room, or guest bedroom.



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Upstairs, three bedrooms provide comfortable and characterful retreats, accompanied by a cloakroom/WC and built-in storage. The first-floor layout balances practicality with charm, creating spaces that are both functional and welcoming.

The garden extends the living space outdoors, offering both enjoyment and potential. A generous lawn is bordered by mature trees and colourful planting, while several timber sheds provide ample space for tools, garden equipment, and storage. Whether you enjoy gardening, entertaining, or simply relaxing in the fresh air, the garden offers scope to create your ideal outdoor setting.

Set back from the road with a gated driveway providing ample off-road parking, Pickwick offers more than a home, it provides a lifestyle in one of Norfolk's most cherished villages, combining character, convenience, and the potential to make the property truly your own.

Agents Notes

Freehold

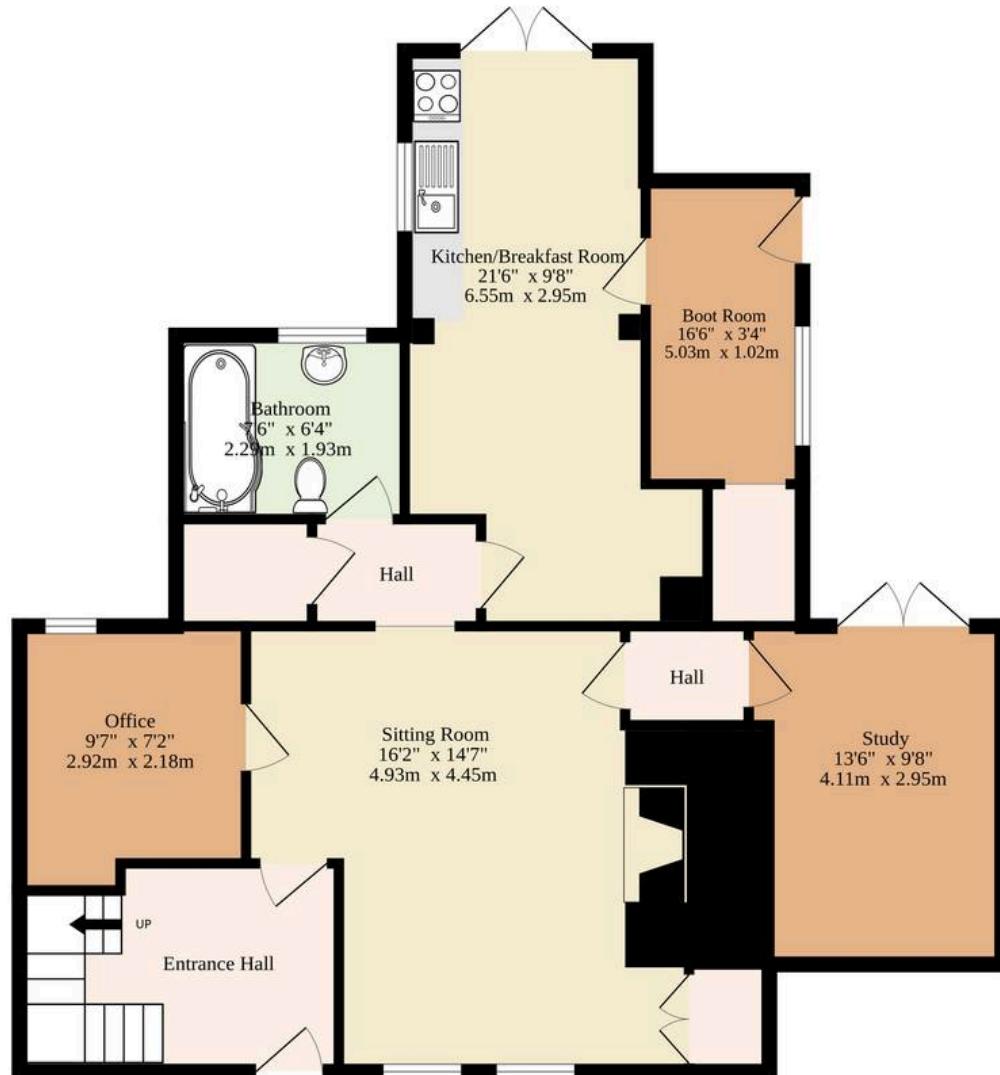
Oil central heating.

Cesspit tank.

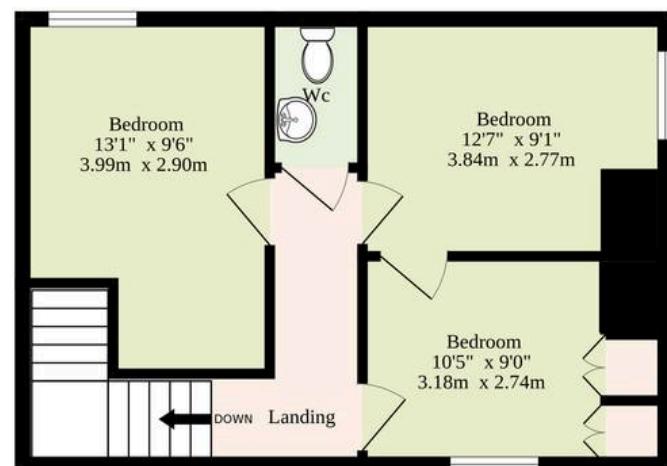
Connected to mains water and electricity.



Ground Floor
868 sq.ft. (80.6 sq.m.) approx.



1st Floor
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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