



2 Hall Cottages The Windle, Acle

Minors & Brady



Space, privacy and countryside views combine beautifully at this impressive village home. Occupying an enviable 0.24-acre plot (stms), this deceptively spacious semi-detached cottage offers over 1,650 sq. ft. (stms) of versatile accommodation, wrap-around gardens and a superb range of useful outbuildings. Positioned in a private non-estate setting with open field views to two sides, the property enjoys a peaceful rural feel whilst remaining moments from the A47 for easy access to Norwich, Great Yarmouth and the Norfolk coast. Inside, four well-proportioned bedrooms are complemented by generous living spaces, including a sociable kitchen/dining room, separate study and dual-aspect sitting room with French doors to the garden. Outside, extensive lawned gardens, ample parking, a workshop and a substantial garden building provide endless possibilities for family life, entertaining and home working alike. A rare opportunity to acquire a home that perfectly balances space, flexibility and convenience in

- Occupying an impressive 0.24-acre plot (stms), this spacious cottage enjoys a private non-estate position with open field views
- Offering over 1,650 sq. ft. (stms) of accommodation, the property provides excellent versatility for modern family living
- The well-equipped kitchen and adjoining dining area create a sociable hub, perfect for everyday life and entertaining
- A bright dual-aspect sitting room opens onto the gardens, allowing natural light to enhance the living space
- Four well-proportioned bedrooms provide comfortable accommodation, ideal for families, guests or home working
- A separate study offers flexible space and could easily be utilised as a playroom, office or hobby room
- Extensive wrap-around gardens provide ample room for relaxing, entertaining and enjoying the peaceful surroundings
- A private driveway delivers generous parking and turning space





The Location

Positioned on The Windle, just off Acle, this property enjoys a highly convenient village setting that perfectly balances community living with excellent connectivity. The location benefits from immediate access to the A47, making journeys to Norwich, Great Yarmouth and the wider Norfolk region straightforward, whether travelling for work, education or leisure.

Acle itself is a well-served and thriving village, offering an excellent range of everyday amenities within easy reach. Residents benefit from a doctors' surgery, pharmacy, supermarket, traditional butcher, cafés, local shops and a selection of public houses, creating a self-sufficient community where daily essentials are close at hand. The village is known for its welcoming atmosphere and strong sense of community, making it a popular choice for a wide range of buyers.

For those needing to commute, Norwich is readily accessible by both road and rail, while Great Yarmouth can be reached with ease via the nearby A47. The area is also particularly appealing for those who enjoy Norfolk's renowned coastline, with direct routes leading towards destinations such as Sea Palling, Winterton-on-Sea and Great Yarmouth, placing beautiful sandy beaches, coastal walks and waterside leisure activities within comfortable reach.

Transport connections are a significant advantage of the location. Acle Railway Station provides services towards Norwich and the east coast, while regular bus routes connect the village with neighbouring towns and villages. This accessibility makes the area ideal for those seeking a village lifestyle without feeling isolated.

Surrounded by attractive countryside yet remaining exceptionally well connected, The Windle offers the best of both worlds.



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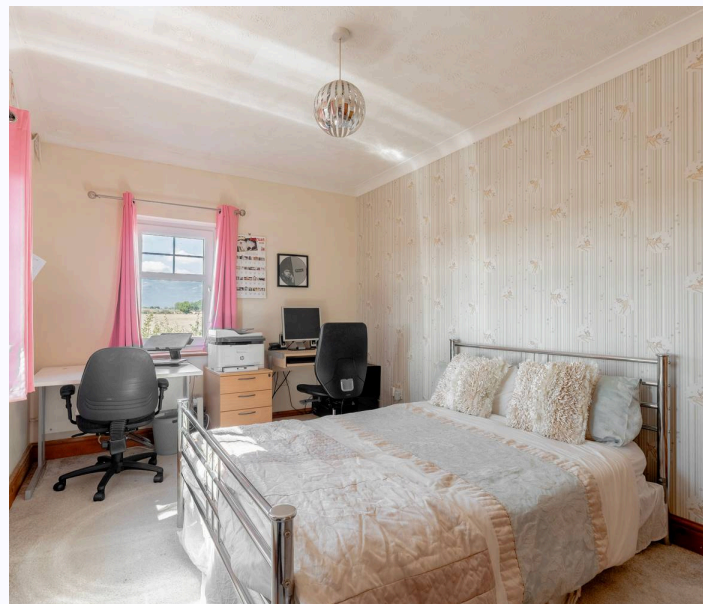
Acle, Norwich

Hall Cottages, The Windle

Occupying an impressive plot of approximately 0.24 acres (stms) in a private non-estate setting, this deceptively spacious semi-detached cottage offers over 1,650 sq. ft. (stms) of versatile accommodation, generous wrap-around gardens and a collection of useful outbuildings. Enjoying open field views to two sides, the property provides a wonderful sense of space and privacy whilst remaining exceptionally well connected to both Norwich and Great Yarmouth via the nearby A47.

The home is approached via a private driveway, providing ample parking and turning space, with the sizeable plot offering further potential for additional garaging or cart lodge accommodation, subject to the necessary permissions. Set back within its grounds, the property enjoys an attractive position with established gardens creating a peaceful and secluded environment.

Upon entering, a spacious porch serves as an excellent boot room, ideal for busy family life and countryside living. From here, the accommodation flows into a well-appointed kitchen featuring an extensive range of storage solutions, integrated cooking appliances and a central island that naturally forms the focal point of the room. Open-plan to the kitchen is a generous dining area, creating a sociable space perfectly suited to everyday living, family gatherings and entertaining.



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A separate study provides valuable flexibility and could easily serve as a playroom, hobby room or home office for those working remotely.

Beyond, the spacious sitting room offers an inviting retreat, enhanced by its dual-aspect design and French doors that open directly onto the gardens, allowing natural light to flood the room whilst creating a seamless connection with the outside space.

The first floor continues to impress with four well-proportioned bedrooms arranged around the landing, providing comfortable accommodation for growing families or those requiring additional guest or workspace options. The family bathroom is well-equipped, featuring both a bath and separate shower, catering perfectly to modern family requirements.

Stepping outside, the excellent-sized plot truly sets this property apart. The wrap-around gardens extend to both sides of the home, offering a variety of spaces to relax, play and entertain. Extensive lawned areas are complemented by mature planting, seating areas and practical storage spaces, creating a setting that can be enjoyed throughout the seasons.

A range of outbuildings further enhance the property's appeal, including a workshop, covered storage areas and a separate garden building currently utilised as an entertaining space. This versatile structure could equally lend itself to use as a home office, studio or hobby room, depending on individual requirements.

Agent's Note

This property will be sold freehold and connected to mains water and electricity, followed by oil-fired heating and septic tank.



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Ground Floor

Approx. 892.8 sq. feet
(excluding Storm Porch, Workshop)



First Floor

Approx. 777.8 sq. feet



Total area: approx. 1670.6 sq. feet

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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.

Plan produced using PlanUp.

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