

SOWERBYS

Norfolk Property Specialists



Fleece House

11 Back Street, South Creake, Norfolk, NR21 9PG

Guide Price £499,950



Viewing by appointment with our
Burnham Market Office 01328 730340 or burnham@sowerbys.com



FLEECE HOUSE

Quietly situated on the western side of Back Street, Fleece House is a rather grand double fronted three bedroom house that is presented in excellent condition throughout. Although there is a central front door the house is entered via the back door and running along the rear of the house there is a very well appointed and stylish kitchen/breakfast room that has made best use of all the nooks and crannies you so often find in period properties, with a separate utility and boot room, a downstairs bathroom and a guest WC. To the front of the ground floor and running the entire length of this house is a wonderful double reception room with inglenook fireplaces at either end and providing for both a dining area as well as a snug seating area.

Upstairs there are three very generous double bedrooms and whilst the current owners were very happy with the arrangement of Fleece House there is plenty of space to fit an en-suite shower room in the largest of the three bedrooms.

Outside, and at the rear, there is a west facing patio garden that sweeps around to the north and is completely contained within a brick wall and very private and easy to maintain.

Fleece House has been a labour of love for the current owners, transforming it as they did into the welcoming and very comfortable home from home that it is today. When not enjoying it for themselves it has also been a very successful holiday let and could continue to do so for its next owners.



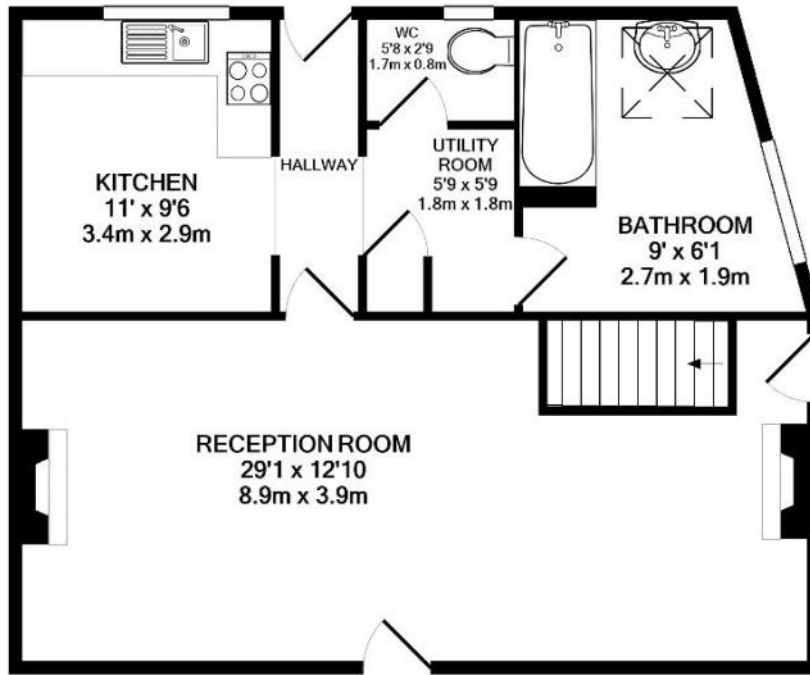
KEY FEATURES

- Attractive Period Home
- Well Appointed Kitchen/Breakfast Room
- Large Sitting/Dining Room with Two Inglenook Fireplaces
- Three Generous Double Bedrooms
- Utility and Boot Room
- Characterful Features
- Charming Courtyard Garden
- Popular Village Location

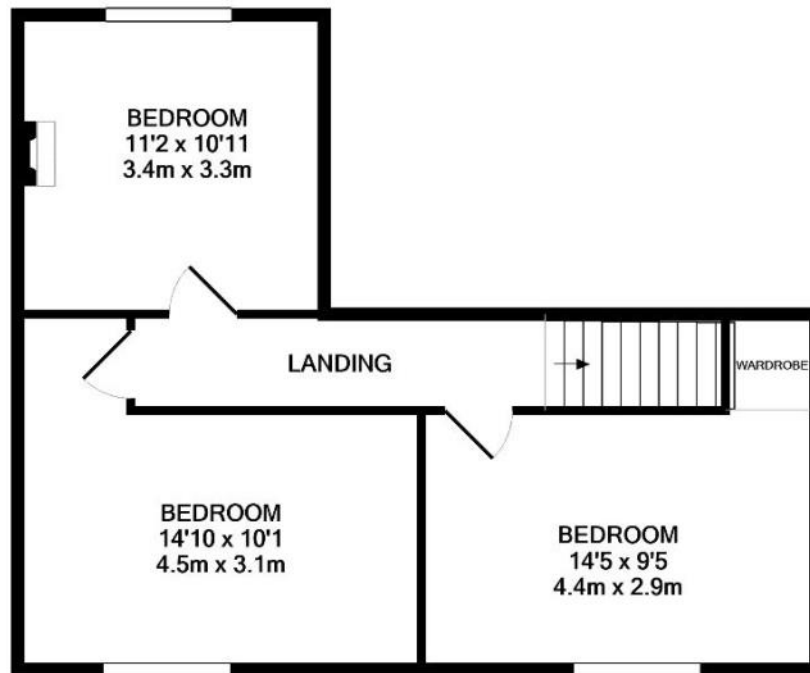








GROUND FLOOR
APPROX. FLOOR
AREA 676 SQ.FT.
(62.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1175 SQ.FT. (109.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

SOUTH CREAKE

South Creake is a very popular rural village with a pretty village green through which the River Burn runs. The Ostrich pub has recently undergone a huge refurbishment and now provides not only an intimate village pub but also an outstanding restaurant. There is a homegrown fruit and vegetable stall, a children's play area, tennis courts and fishing lakes. The village has a vibrant community and the busy village hall is home to many events. South Creake is about five miles from the village of Burnham Market, where there is a range of amenities including doctors' and dental surgeries, primary school and post office, an abundance of small village shops including butcher, fresh fish shop, beauty and hair salon, bookshops, art galleries, a good wine merchant, Satchells, and a popular delicatessen, Humble Pie. Fakenham and Wells-next-the-Sea both have primary and secondary schools. South Creake is perfectly positioned for the beautiful North Norfolk Coast with its long sandy beaches, walks and wildlife.

SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 3190-5456-0622-8125-3993

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

The garden to the side of the property is owned by the neighbouring property, 1 Foldgate Cottage, however the owner of Fleece House has complete and unrestricted use of the area.

Viewing by appointment with our Burnham Market Office:
Market Place, Burnham Market, King's Lynn, Norfolk, PE31 8HD
01328 730340 • burnham@sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

Residential Sales • Lettings • Property Management • Land & New Homes

Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL