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THE STORY OF

# 74 West Street

*North Creake, Norfolk*

SOWERBYS

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# 74 West Street

North Creake, Norfolk  
NR21 9LQ



Wonderful Unspoilt Countryside Views

Three Bedrooms

Exposed Beams

Extended Period Cottage

En-Suite Shower Room

Garage

Well Laid-Out Garden



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“A chance for generous  
and flexible living.”

Set back on the rising slope of West Street, this delightful period cottage has been sympathetically extended to provide generous and flexible living space.

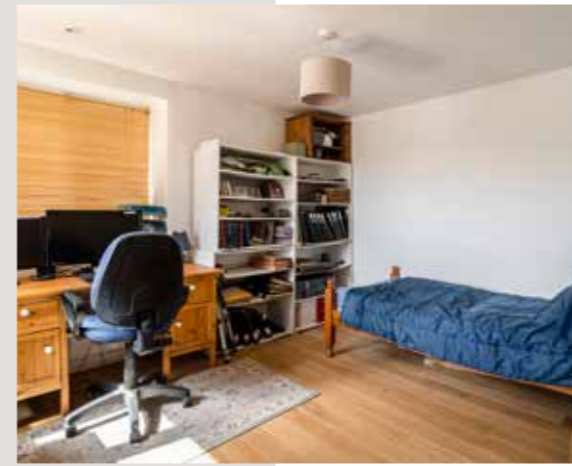
What was once almost certainly a ‘two up, two down’ farm workers’ cottage has been more recently extended to provide the arrangement we find today.

On the ground floor the living space centres upon the original living room which, with its exposed beams and log burner set on Norfolk pamments, really gives this home a sense of history and character.



Next door, and in the newer part of the cottage, is what has been used as the home office - but would also make a very comfortable ground floor bedroom should you wish.

At the back of the house is a galley kitchen overlooking the garden and beside this is the downstairs WC and shower room.

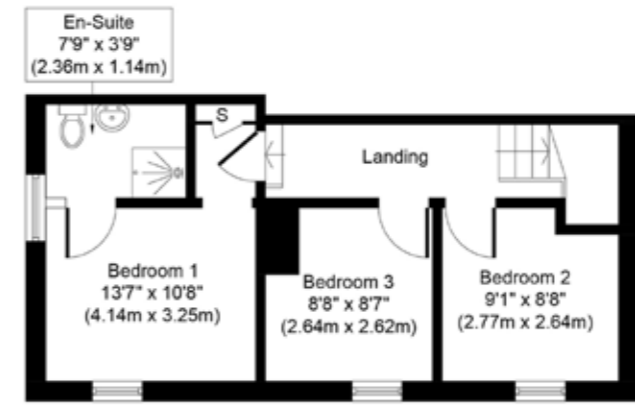


Outside and to the side, there is off-street parking as well as a good sized separate garage. The the rear of the property is a delightful cottage garden with raised beds and a lawned area - there is even a potting shed all ready for the next green-fingered custodian.

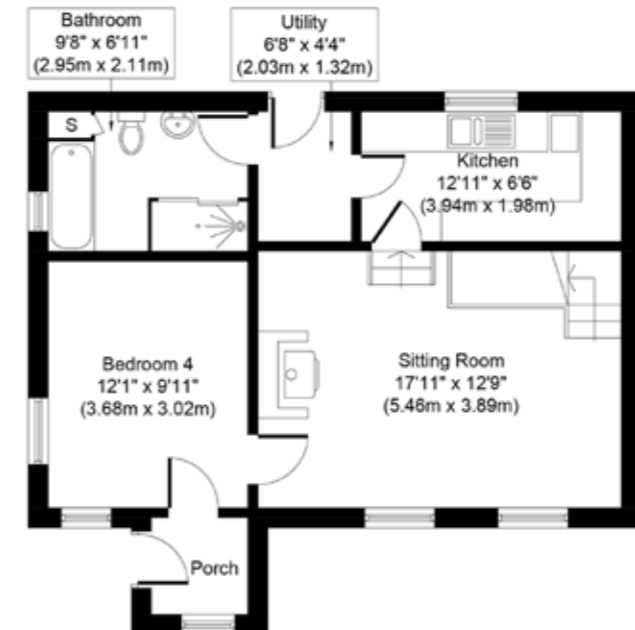
“In proximity to the best of north Norfolk.”

This cottage was a much-loved home for many years and whilst it was cared for over all those years it is now in need of some updating throughout. However, the space it offers and its proximity to all that makes north Norfolk so very popular make this a truly exciting project for those who can see its potential.

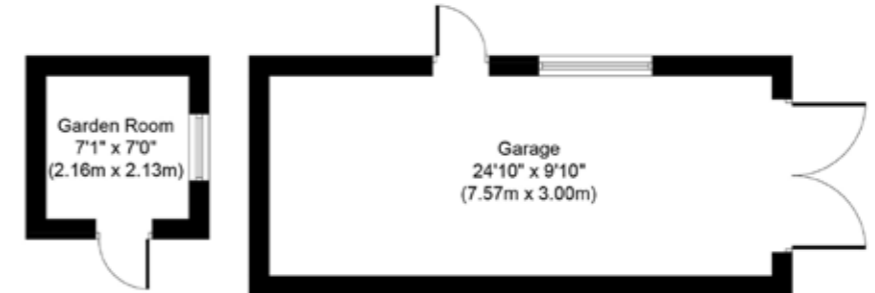




First Floor  
Approximate Floor Area  
367 Sq. ft.  
(34.1 Sq. m.)



Ground Floor  
Approximate Floor Area  
576 Sq. ft.  
(53.5 Sq. m.)



Outbuilding  
Approximate Floor Area  
294 Sq. ft.  
(27.3 Sq. m.)  
(Not Shown In Actual  
Location / Orientation)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



# North Creake

IN NORFOLK  
IS THE PLACE TO CALL HOME



An attractive village, North Creake is about 3 miles south of Burnham Market towards the market town of Fakenham.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, the jewel in north Norfolk's glittering crown.

The village lies on the River Burn and has a church, St Mary's, The Jolly Farmers pub, and a village hall which offers a post office service twice a week and is home to the Amateur Dramatic Society, Creakes Gardeners Club and the Cinema of the Creakes, playing current films to the public.

Located close to the mouth of the River Burn, believed to be the source of its name, the village has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

Creake Abbey is about 1 mile north of the village and hosts an award winning farmers' market, along with shops, studios and the ruins of an Augustinian abbey founded in 1206.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

North Creake is perfectly positioned for the coast with its long sandy beaches, walks and wildlife.



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 8898-4334-9129-2297-6253

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.

## TENURE

Freehold.

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.

# SOWERBYS



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