



SOWERBY'S  
FOR SALE  
£180,000  
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THE STORY OF  
**1 West Street**  
*North Creake, Norfolk*

SOWERBY'S

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THE STORY OF

# 1 West Street

North Creake, Norfolk  
NR21 9LQ

Four Bedrooms

South Facing Garden

Open-Plan Living

Meadow Views

Off-Road Parking

Central Village Location

Separate Garage

Log-Burning Stove

Enclosed, Easy to Maintain Garden

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“North Creake hasn’t been overdeveloped like some villages - it’s one of the reasons we love it so much.”

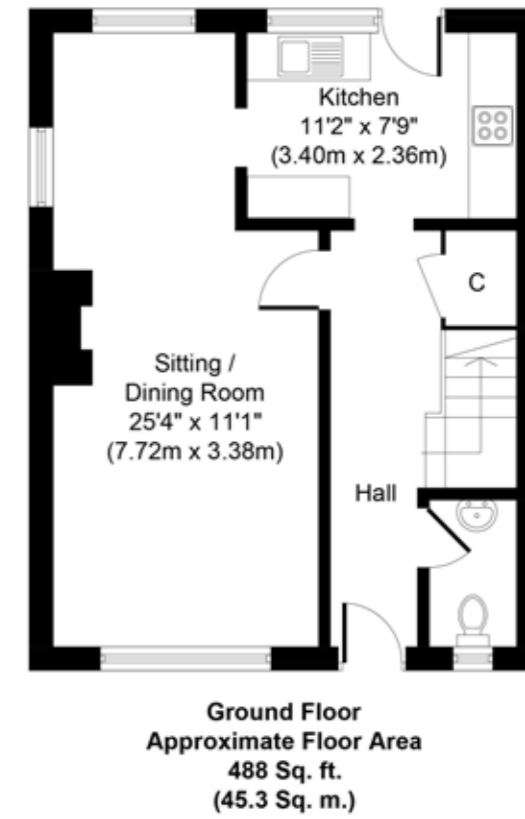
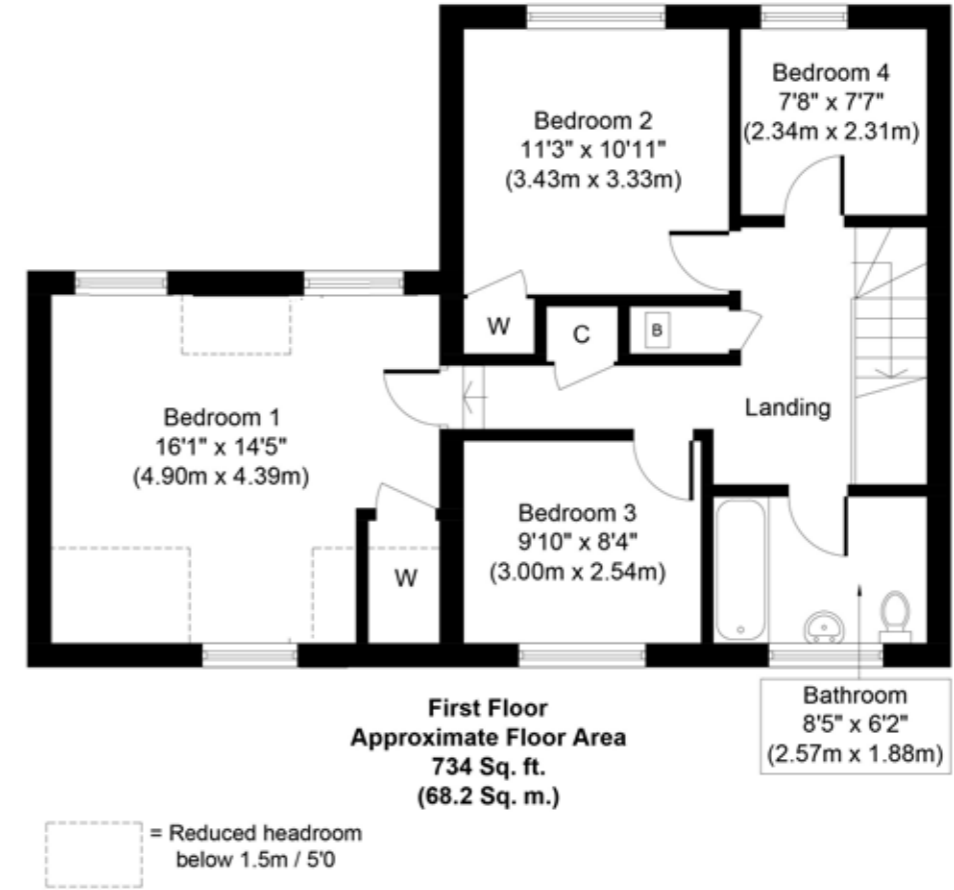
Location is everything and this cottage could not be better positioned within the village.

Whilst there is a front door to the cottage, given that this is a country home, it is far more natural to enter the property via the kitchen door at the rear and nearest the parking space. The living space is very well arranged with the kitchen being semi open-plan to the dining area, which then links through to the reception room. With its log-burner, pamment tiled plinth and oak mantel, the

sitting room has an almost Victorian feel to it.

Upstairs has a larger footprint than downstairs thanks to the flying freehold above the archway, and this allows for four bedrooms. There are two generous doubles, both with meadow views, and two single bedrooms, all sharing a well proportioned family bathroom. However, should one wish to create an additional bathroom or en-suite then converting one of the singles would easily provide this.





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.

Outside and to the rear is a very easy to maintain south-facing patio garden that is also fully enclosed. There is one off-road parking space immediately adjacent to the garden, as well as a separate garage.

Number One West Street has been a very much loved family holiday home for several years. They have all loved the proximity to the village pub, the country walks and the closeness to Burnham Market and the coast, and whilst they will miss their home from home they realise it is time for another family to start making their own memories here.



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.

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.

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.

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

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.

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.

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.



Note from the Vendor



Views across fields from North Creake

“We love the views out over the meadows, and the village church nestling in the trees.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 0370-2875-4290-2327-7345

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.

## LOCATION

What3words: ///cross.latitudes.tornado

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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