



THE STORY OF

# Orchard House

*North Creake, Norfolk*

SOWERBYS





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# Orchard House

89 Burnham Road, North Creake, Norfolk  
NR21 9JZ

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Attractive Brick and Flint Detached Home

Individually Designed by Acclaimed Local Architect

Farmhouse Style Kitchen

Versatile Reception and Entertaining Space

Generously Proportioned Accommodation  
of over 3,600 Sq. Ft.

Three/Four Bedrooms

Impressive First Floor Drawing Room

Stunning Countryside Views

Gardens of Almost Half an Acre (STMS)

Double Garage and Large Parking Area

●

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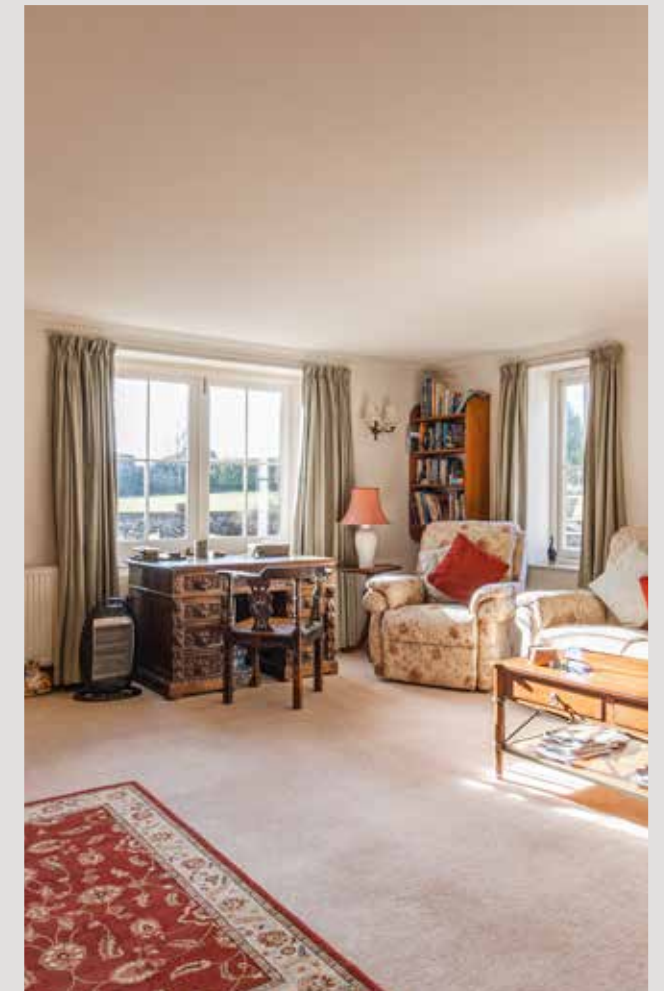


“The light, the space and the views have made Orchard House the most wonderful home...”

Set well back behind its sweeping gravel drive, Orchard House has farmhouse proportions throughout and combines the perfect blend of contemporary design with traditional materials.

Designed by the much acclaimed local architect Thomas Faire, and completed some 24 years ago, the location of this wonderful home was incredibly important for the current owners. Back then they

farmed all the surrounding fields and they wanted their new farmhouse to be positioned so that they could perfectly observe their produce throughout the changing seasons. From the glorious yellow of flowering oilseed, through the golden waves of wheat shimmering in high summer to the hardy greens of winter beet, all could be seen from the comfort of their home.







O rchard House has an absolute abundance of entertaining space but, as you would expect with a farmhouse, on entering you are naturally drawn to the family kitchen which, with its cosy Aga, butler's sink and wooden beams, has an almost period feel. Double doors take you through to a large west facing conservatory with further doors out to the garden making it ideal for the summertime.

There is a ground floor 'snug' but do not be fooled into thinking this is by any means a small room. As well as an open fire for winter's nights there are french doors out to the patio for free flowing summertime entertaining. The house does have a formal dining room but, given all the other living space that this house offers, and that the downstairs shower room is right beside it, this room would easily make a ground floor guest bedroom should you wish.











Follow the incredibly tactile staircase banister up to the first floor where there are three large double bedrooms with the word ‘substantial’ barely doing justice to the proportions of the principal suite. It is also on the first floor that we find the most impressive room in the house, the drawing room. This grand space has a vaulted ceiling, exposed oak beams and a feature fireplace with elegant herringbone brickwork. It really is a room perfect for large family gatherings and entertaining and also a room that thoroughly enjoys those far reaching country views to the maximum.

“We’ve loved being able to look out over the changing farmland.”

The property sits on almost half an acre of gardens (STMS) that are south and west facing and mostly laid to lawn, and in addition to the integral double garage there is plenty of gravelled off street parking.

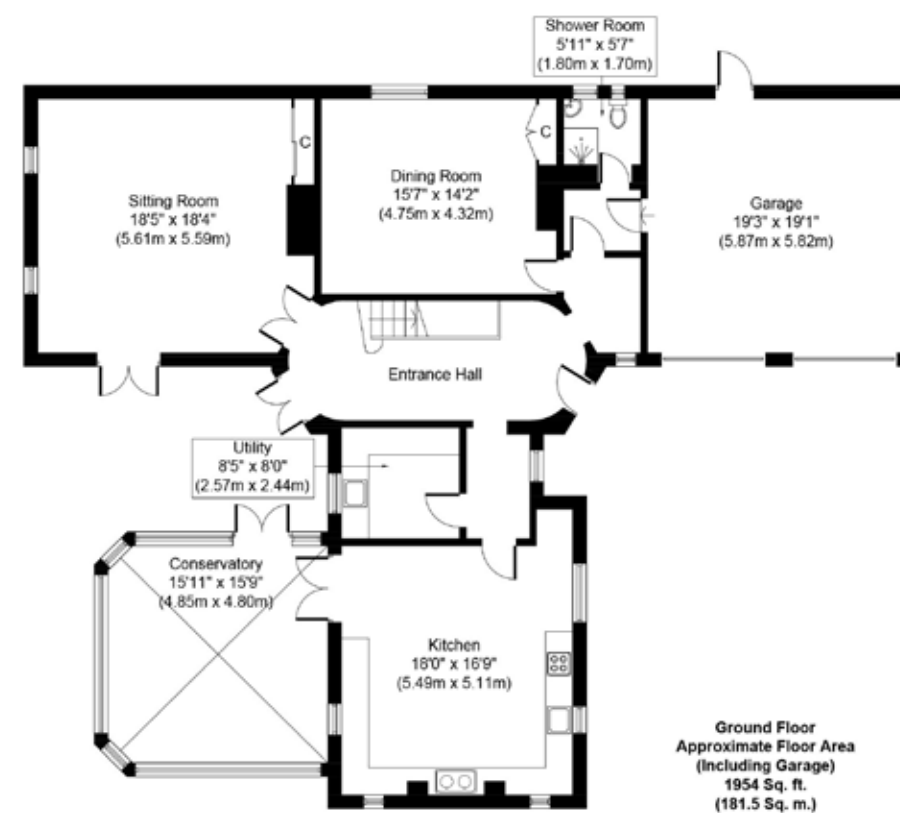
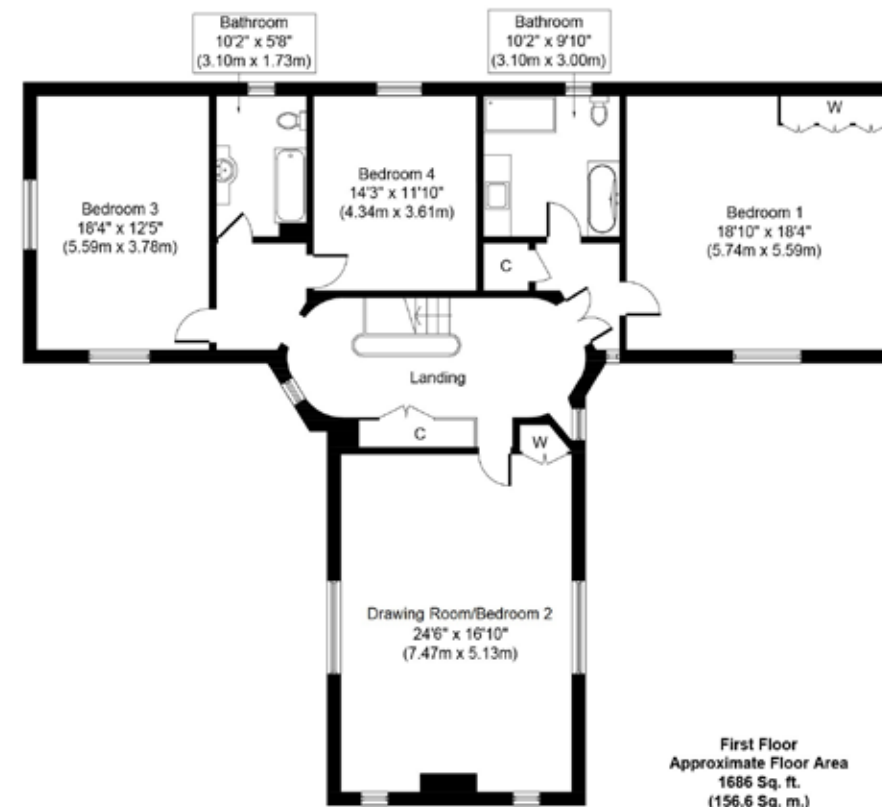
Orchard House has been a much loved home since it was first created over two decades ago but it is now time for a new family to enjoy those extraordinary views.







“The conservatory has fantastic views of the garden. It’s lovely to sit and watch the birds through the spring and summer...”



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.

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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. About a mile to the north, Creake Abbey 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.

Nearby Burnham Market has much to offer too, perhaps a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets. Sample 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



Holkham Beach

“Holkham Beach is just beautiful, it's one of our favourite places.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity and drainage. Mains water is available. but the current owners use their own supply from a bore hole. Oil fired central heating.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

D. Ref:- 2721-0000-5208-4282-4200

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.

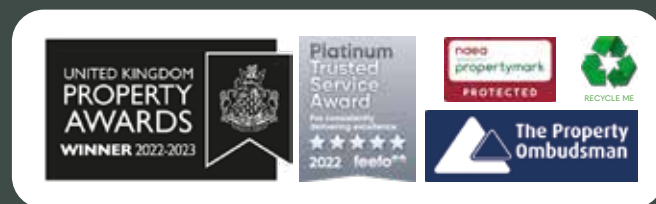
## LOCATION

What3words: ///backpacks.hours.during

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# SOWERBYS



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