



THE STORY OF

Sherbet Cottage

South Creake, Norfolk

SOWERBYS





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Sherbet Cottage

24 Back Street, South Creake,
NR21 9PG



Two Double Bedroom Brick and Flint Cottage
Characterful with Log Burner and Oak Flooring
Perfectly Balanced and Beautifully Finished
Peaceful Village Location with a Riverside Garden
Successful Holiday Let



Perfectly balanced with the charm and character of a traditional brick and flint exterior, and a contemporary and stylish interior.

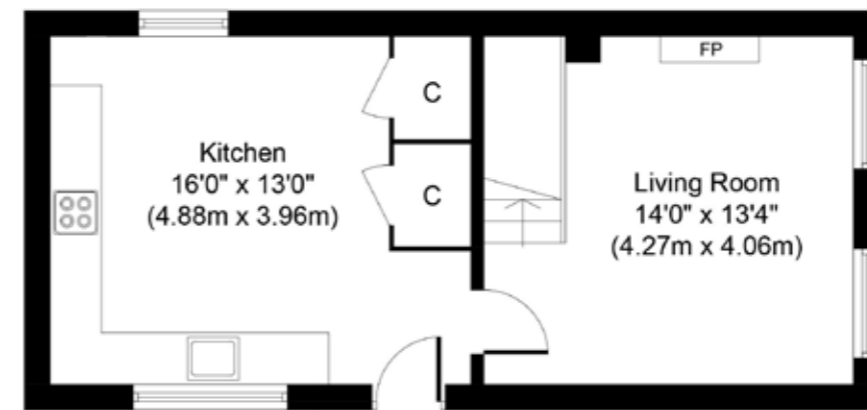
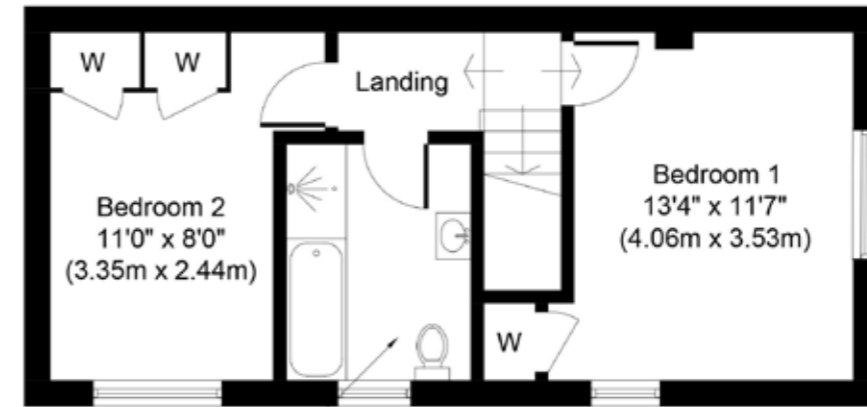
Upstairs there are two double bedrooms, both with fitted storage and these share the well-appointed bathroom, with a bath and separate shower cubicle.

Sherbet Cottage is entered from the side and it is immediately apparent how well-balanced this property is. On the ground floor there are two equally proportioned rooms with wonderful solid oak flooring throughout. On one side is a sleek kitchen/dining room with elegant kitchen units and ample space for a dining table to seat six. On the other side, retreat to the spacious living room and relax by the central log burner.

Outside, the garden leads down to the River Burn and is part lawn and part patio. It's the perfect spot to watch the sun set with a glass of wine and the River Burn babbling away in the background.

Sherbet Cottage has been, and currently is, a main home for the current owner, but it was also a very successful holiday let while they were away travelling, so it really is perfect whatever its next owners choose to use it for.

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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

South Creake

IN NORFOLK
IS THE PLACE TO CALL HOME



A very popular rural village, South Creake has 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.

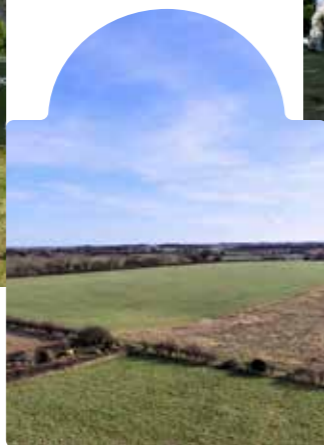
The village has a vibrant community and the busy village hall is home to many events.

South Creake is about five miles from the village of Burnham Market which is 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. For amenities, Burnham Market Stores is well-stocked and The Post Office, Burnham Motors Garage - for mechanical needs - and the petrol station are all also very useful. 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.

Fakenham and Wells-next-the-Sea both have primary and secondary schools.

South Creake is perfectly positioned for the beautiful north Norfolk coast.



Note from the Vendor



The River Burn flows past the garden.

“If i were to describe Sherbet Cottage in three words they would be sweet, cosy and de-stressing.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 5137-8927-5200-0384-4292

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: ///spurring.adopt.chase

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