



THE STORY OF

Western Cottage

South Creake, Norfolk

SOWERBYS



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Bluestone Road, South Creake, Norfolk
NR21 9LY

Period Cottage

Three Double Bedrooms

Three Reception Rooms

South Facing Enclosed Garden

Covered Outdoor Seating Area

Village Edge Position, Away from the Main Road

Perfectly Located for Country Walks

Downstairs Shower Room

Solar Panels Providing an Income to the Property

No Upward Chain

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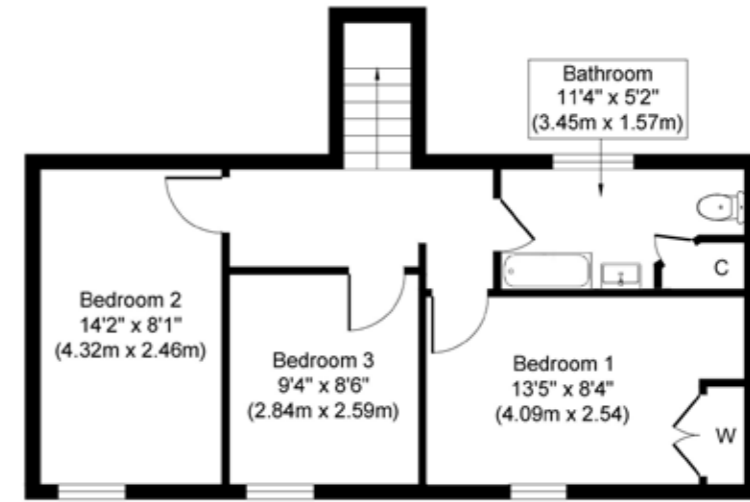
“As our holiday home, we’ve made so many memories here and in the area...”

When imagining the perfect Norfolk village cottage, one pictures a traditional brick and flint exterior, time worn pamment floors below and exposed beams above, and this pretty home meets every one of those expectations.

Western Cottage most likely began as two farm worker cottages that have moulded into one at some point over the intervening generations, to form what it is today. As such, there is a very nice balance of flexible and practical living space on the ground floor; to the front is the reception room with its central log burner creating the very essence of a cosy

and welcoming atmosphere. Then you are through to the dining room with a table which will comfortably seat six, and this room overlooks, and has access out to, the garden. Back around to the front of the house and you find the very pretty kitchen/breakfast room which, with its wooden units and butler’s sink, really is a room full of character. Unusually for a cottage there is also a large downstairs shower room and WC, ideally positioned for washing down after a muddy winter walk or a sandy summer’s day on the beach. Upstairs there are three proper double bedrooms and they share the upstairs bathroom with shower.

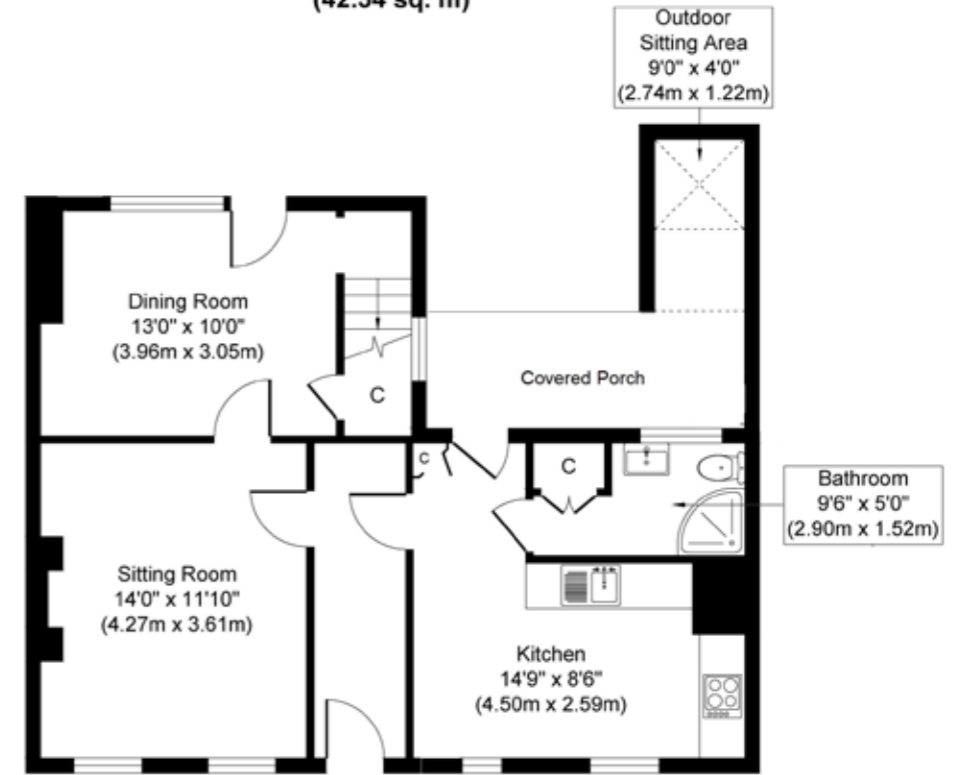




First Floor
Approximate Floor Area
458 sq. ft
(42.54 sq. m)



Outbuildings
Approximate Floor Area
91 sq. ft
(8.45 sq. m)



Ground Floor
Approximate Floor Area
609 sq. ft
(56.57 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Step outside the back door and you are under a covered open-sided porch that links through to a sheltered seating area that the unpredictable English summer weather cannot spoil. However, on those other golden days, the enclosed south facing patio garden is an absolute sun trap where you can sit and enjoy the peace and birdsong of Norfolk.

Western Cottage has been a much loved home from home for the current owners for the last 20 years, they have loved the long dog walks down the track opposite, the wild geese flying over in the autumn, muntjac, roe and red deer, mad March hares and the constant changing birdsong as the seasons revolve.

It will also come as no surprise that the cottage has also been a very successful holiday let with visitors returning year after year commenting in the visitor's book on its peacefulness and how thoroughly relaxing they have always found it. It is now time for new owners to begin creating their own happy memories here.



“In the south facing suntrap garden I can sit and enjoy the peace and birdsong of Norfolk.”

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.

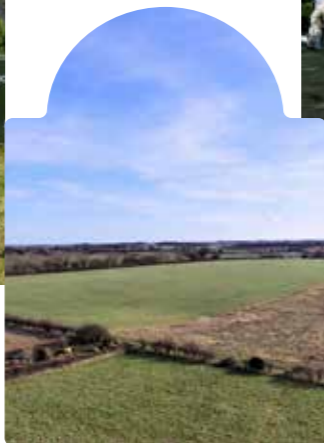
The village has a vibrant community and the busy village hall is home to many events.

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



Holkham Hall

“In the grounds of Holkham Hall we’ve enjoyed watching the deer, wildlife and the changing seasons.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating and wood-burner.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///ledge.jammy.forgets

AGENT'S NOTE

This cottage receives an income from the solar panels which equates to approximately £500 per annum and historically has covered the electrical running costs of the property.

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.

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