



THE STORY OF

Cherry Hill Cottage

North Creake, Norfolk

SOWERBYS

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Cherry Hill Cottage

53 Church Street, North Creake, Norfolk
NR21 9JJ



Detached Cottage
Period Features
Open Plan Living
West-Facing Garden

Potential for Additional Accommodation (STPP)

Three Bedrooms
Morning Garden
Off-Street Parking

Short Drive From Burnham Market
and Quick Stroll to Village Pub



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“The open plan kitchen and living room is so comforting in the winter, especially with the log burner going.”

Having been in the same family for more than twenty years, this delightful cottage has been both a much-loved home-from-home, as well as a popular and successful holiday let.

Step through the front door and you enter a double height atrium which is incredibly welcoming, and not at all the kind of space you expect with a period cottage.

Beyond this you are through into the principal room of Cherry Tree and it is quite a room. With the painted wooden beams over and the log burner set into

a Georgian fireplace it very much has a sense of age, yet look at the open plan kitchen with its stylish colour and butcher's block island and it really is a room for families to gather and enjoy holiday time in each other's company.

Passed this and there is a utility room and store or pantry, and then head through into the adjoining garage. This is the space which has obvious potential as there is already a downstairs WC, so plumbing for an en-suite shower room would be very simple to create for your ground floor bedroom suite - which could also double as a TV room or snug.



“With family in the village already, this was an obvious choice for our home-from-home.”

The atrium boasts a splendid staircase, providing a refined ascent to the upper level where three bedrooms await. The staircase leads to a landing and offers a distinguished alternative to the popular Norfolk Winder style.

“An uplifting home full of character.”

Among these three delightful bedrooms, double rooms and one cosy single room await. The principal bedroom has its own unique charm with built-in wardrobes. Each bedroom has shared access to the elegant family bathroom, with over-the-bath shower.

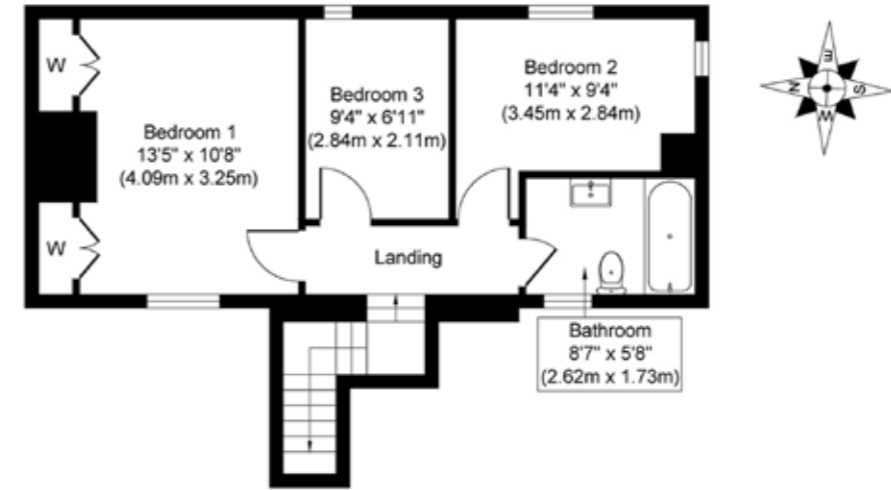




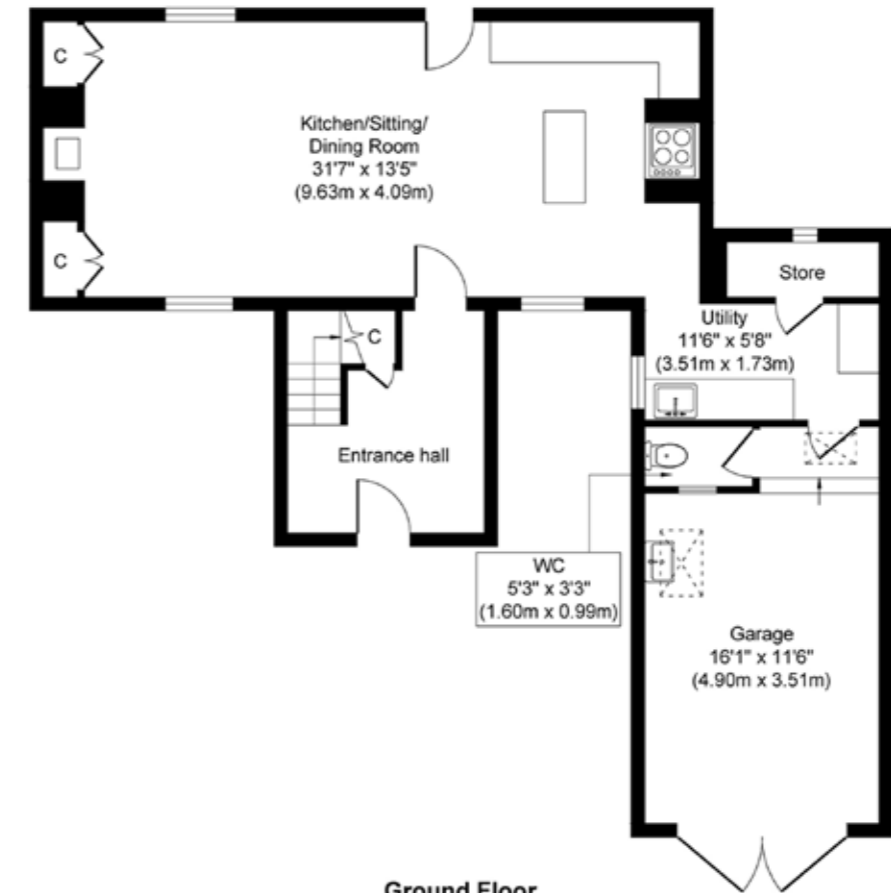
Outside there is a small tiered morning garden to the rear, ideal for a place to start your day in the morning sunshine, catching up on the news over a coffee while the rest of the family sleeps in.

To the front the outside space is gravelled for ample off-street parking and, as it is completely west-facing, it is also a sun trap and the perfect place to watch the sun set over the farmland with a gin and tonic.

Cherry Tree Cottage has been much-loved by the current sellers and for somebody who wants a 'turn key' property, yet with obvious potential to create more space and as such add value, then this is the perfect home; located too just a short drive from Burnham Market and the beautiful North Norfolk coast.



First Floor
Approximate Floor Area
469 sq. ft



Ground Floor
Approximate Floor Area
856 sq. ft
(79.52 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.

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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 Pockocks 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



“This is where we come to
breathe fresh air and relax.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C. Please see Agent's Note.

ENERGY EFFICIENCY RATING

E. Ref:- 2600-6593-0222-1292-3573

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: ///toolbar.skinning.alone

AGENT'S NOTE

The cottage is run as a small business and as such does not pay council tax. Prior to this it was Band C.

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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