



Maple House  
Fakenham Road | South Creake | Norfolk | NR21 9PR



# COUNTRY CLASS



In the sought-after village of South Creake, this stunning and spacious family home with the most incredible gardens was formerly a set of farm cottages. Approached via a bridged entrance over its own stream, the property stands on a plot of one third of an acre (sts), and offers five bedrooms (one with an en suite), two bathrooms and an office on the first floor, while on the ground floor the living space is extensive and includes a large reception room, dining room, and kitchen, all arranged around a spacious entrance hall (with a lift), in addition to a conservatory, boot room and utility room. There is an attached double garage with adjoining workshop. To the front there is parking for several vehicles and to the rear the breath-taking garden is enclosed by a brick and flint wall and mainly laid to lawn with a terraced area to the back of the house and a fishpond towards the rear boundary, creating a beautiful setting for beautiful house.







# KEY FEATURES

- Situated on the edge of a Superb North Norfolk Village location
- Distinctive modern family home to suit a young growing family or multi-generational living
- Bespoke hand-built Kitchen, Sitting Room, Dining Room and beautiful Garden Room
- Home office, Five Bedrooms (one with ensuite) and two separate Bathrooms
- Superb range of Outbuildings, including Double Garage and Workshop
- Beautifully landscaped enclosed Gardens
- Total Accommodation extends to 3418sq.ft
- Energy Rating F

## Hub Of The Home

Built in the late 1800s, this spacious five bedroom family home was formerly a set of farm cottages. But since being converted into one outstanding property.

The kitchen family room is the real focal point of the house, it's a good size and the farmhouse style is in keeping with the character of the property. Everyone tends to congregate there and the Aga is at the heart of it all. But the fun doesn't stop there and with three other reception rooms to enjoy, there's plenty of space for the whole family. The lounge is a great space and the conservatory really comes into its own during the summer months - they are such flexible areas.

## A River Runs Through It

It's quiet and peaceful, as we're away from the hustle and bustle of the North Norfolk coast, but it's close enough to be able to enjoy it in all its glory. In ten minutes we can be on Holkham or Wells beach - which are two magnificent seaside locations - and of course there are all the other quaint villages and superb eateries. As for South Creake itself, it's just Norfolk country living at its finest. The excellent local pub is a five minute walk and there's a village hall too. There's also the River Burn, which runs through the centre of the village and at the front of the property, so all in all it's a lovely place to live.







# KEY FEATURES

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## Family Fun

Having two separate areas has been fun and sitting out the front by the river, just watching the world go by, is a real joy. You can feed the ducks down by the river and the koi pond and footbridge is a beautiful feature. It's nice and private given that the formal gardens are completely walled and there's also a great barbecue area.















































# INFORMATION

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## On Your Doorstep...

South Creake lies approximately 5 miles south of Burnham Market. South Creake sits on the outskirts of Fakenham, a popular market town due to its situation between Norwich and the North Norfolk Coast. Having both the countryside and the coast so conveniently placed with a good shopping centre just 6 miles away, makes this a particularly convenient location. Norwich has an International Airport with flights to many destinations, and train services direct to London.

## How Far Is It To?...

South Creake lies approximately 5.6 miles to the north of the market and racecourse town of Fakenham in Norfolk. Travelling west, King's Lynn with its major shopping centre and main line connections to London (1 hour 40 minutes) is about 24 miles along the A148. The cathedral city of Norwich is 31 miles away, offering a range of cultural and leisure facilities. The beautiful North Norfolk coast, an area of outstanding natural beauty, is a short drive away.

## Services, District Council

OFCH, Mains - Water & Drainage  
Kings Lynn and West Norfolk Borough Council  
Council Tax Band G

## Tenure

Freehold











# FINE & COUNTRY

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