



THE STORY OF

# Lavender Cottage

*North Creake, Norfolk*

SOWERBYS

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# Lavender Cottage

16 Burnham Road, North Creake Norfolk  
NR21 9JR

Attractive Period Cottage

Contemporary Kitchen

Cosy Sitting Room

Delightful and Easy Garden

Two Double Bedrooms

Upstairs Shower Room

Successful Holiday Rental

Recently Refurbished Throughout

Period Features

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“Our home is a classic flint and brick cottage full of charm and character.”

Lavender Cottage is an exceptionally pretty mid terrace cottage, full of period charm and a perfect holiday bolt hole.

Whilst there is a front door this delightful cottage is naturally entered from the back through the elegant and attractive wood framed rear extension. The sun room provides an ideal space for a dining area as it is directly adjacent to the stylish and modern kitchen.

Beyond this is the sitting room which, with its log burner, is a room which perfectly encapsulates the very essence

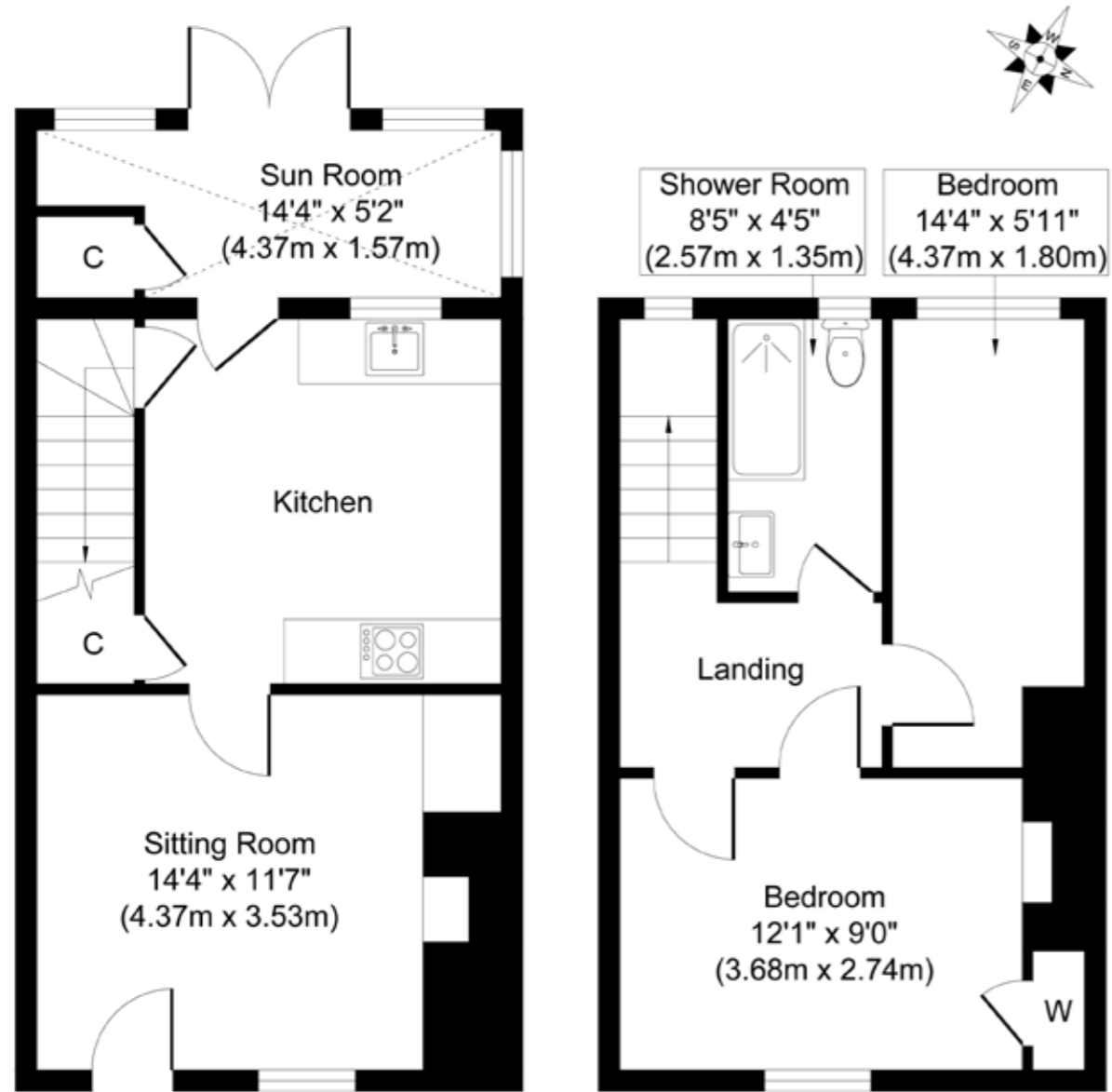
of a cosy cottage. Little imagination is required to picture how wonderful it would be to be to come in from a blustery winter walk on Brancaster beach and then snuggle up in front of a glowing fire on a cold winter's night.

A 'Norfolk winder' leads you up to the first floor where there are two double bedrooms. The smaller is to the rear whilst the larger also retains its original fire place and - unusually for a cottage such as this - there is also an upstairs shower room which both bedrooms share.



“A classic Norfolk hideaway which guests have loved and enjoyed...”





**Ground Floor**  
**Approximate Floor Area**  
**416 sq. ft**  
**(38.64 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**332 sq. ft**  
**(30.84 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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Outside and to the rear is a pretty landscaped garden which meanders down to a patio area, at the rear, where the current vendors had always considered placing a garden room as this is the spot where you can perfectly capture the late afternoon and evening sunshine.

Lavender Cottage has been a very successful holiday let, being within easy reach of both the coast and Burnham Market, but away from the hustle and bustle making it ideal for a quiet break or a romantic getaway. It could easily continue as such or could make an idyllic home-from-home, easy to look after and perfectly located, this really is a classic Norfolk hideaway.

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.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, the jewel in north Norfolk’s glittering crown.

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.

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.

Creake Abbey is about 1 mile north of the village and hosts an award winning farmers’ market, along with shops, studios and the ruins of an Augustinian abbey founded in 1206.

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. 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.

North Creake is perfectly positioned for the coast with its long sandy beaches, walks and wildlife.



Note from the Vendor



“Looking out on the garden gives a sense of peace and privacy.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

## COUNCIL TAX

Band B. Please see agent’s note.

## ENERGY EFFICIENCY RATING

D. Ref:- 9447-3027-4206-6727-5200

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: ///clinch.sport.farms

## AGENT’S NOTE

Lavender Cottage is run as a small business and as such is not subject to Council Tax. Prior to this it had a B Council Tax Banding

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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