



THE STORY OF

Ducktails

South Creake, Norfolk

SOWERBYS



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Ducktails

12 Fakenham Road, South Creake,
Norfolk, NR21 9PR



Two Double Bedroom Period Cottage

Fully Refurbished in 2021

Inglenook Fireplace and Exposed Beams

South-Facing, Private Garden

Garage and Off Road Parking



Ducktails is a beautifully presented, two bedroom period cottage with the rare benefit of a garage and off road parking to the rear.

Whilst this cottage is naturally entered through its back door, it is important to acknowledge and appreciate the wonderfully bucolic experience that is approaching this beautiful little home over its equally quaint footbridge above the River Burn, leading to the front door.

On the ground floor there are three rooms, a sleek and stylish kitchen, fitted in 2021, an equally contemporary shower

room completed at the same time and then, to the front, the sitting room. What was once the village blacksmiths in the 1800s, is now an incredibly cosy and comforting space. With its inglenook fireplace and reclaimed ship beamed ceiling, this room is an idyllic space, who wouldn't want to light the log burner and curl up in here after a blustery autumnal walk?

Upstairs there are two double bedrooms, one of which is currently arranged as a twin room. To the front there are wonderful country views, whilst the rear overlooks the garden.

SOWERBYS BURNHAM MARKET OFFICE

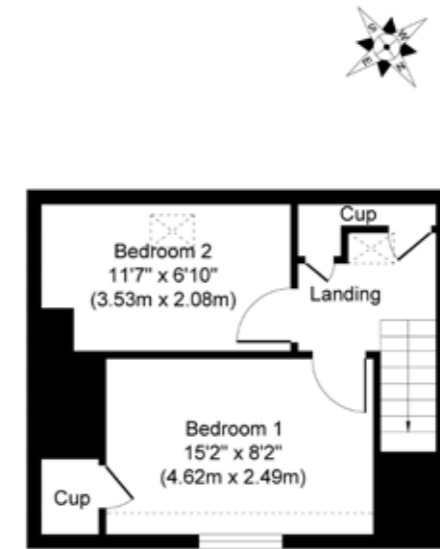
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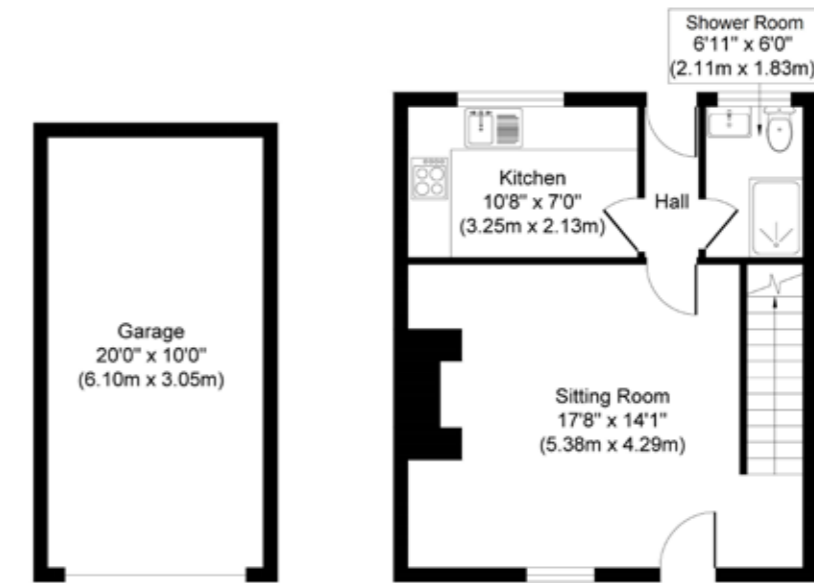
The south-facing rear garden has a large patio area with the remainder lawned, ensuring ease of maintenance. Sitting out in this incredibly private and quiet garden with a good book is a favourite for our sellers during the summer.

“We would escape daily life back home and have relaxing weekends up by the coast.”

Ducktails has been a wonderful home from home and it has been a space for our sellers to relax and enjoy time together as a family. They hope that the next custodians of Ducktails love and enjoy it as much as they have.



First Floor
Approximate Floor Area
281 sq. ft
(26.11 sq. m)



Garage
Approximate Floor Area
200 sq. ft
(18.58 sq. m)

Ground Floor
Approximate Floor Area
393 sq. ft
(36.47 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

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.

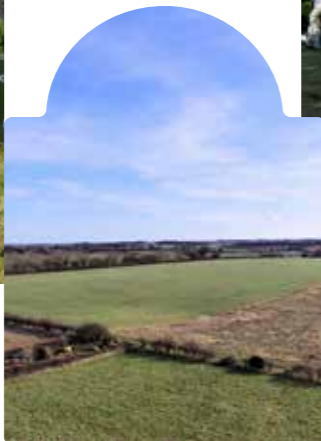
The village has a vibrant community and the busy village hall is home to many events.

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



Ducktails

“Ducktails is a peaceful escape in Norfolk with the local pub just a short walk away. It's easy to maintain and a perfect lock up and leave.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

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: ///improve.panicking.dorms

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SOWERBYS



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