



THE STORY OF

# Solitaire

*South Creake, Norfolk*

SOWERBYS

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14 Burnham Road, South Creake,  
Norfolk, NR21 9JF



Detached House

Self-Contained Detached Annexe  
Beautifully Presented Throughout

Four Double Bedrooms

Stunning Open-Plan Living Space

Fully-Equipped Summer House  
Gardens of Over 0.4 Acres (STMS)

Off-Street Parking

Countryside Views

Very Successful Holiday Let



**SOWERBYS BURNHAM MARKET OFFICE**  
01328 730340  
burnham@sowerbys.com



“No matter where you stand in the garden  
you get a beautiful view.”

Nestled far back from the road, Solitaire boasts a sizable detached main residence along with an equally generous self-contained annexe, situated apart yet adjacent.

From the exterior the house hides away its beauty. However, step beneath the oak-framed porch and cross the threshold to realise its true grandeur. While the total living space encompasses over 2,300 sq.ft, nearly half of that is dedicated to the ground floor of the main house. The living and entertaining areas flow seamlessly, converging around the expansive kitchen/dining room at the rear. Adorned with a lantern roof and

bi-folding doors that open to the garden, this space is perfect for family gatherings. It harmoniously connects to the front sitting room, forming an open-plan space. Additionally, a TV room and snug offer cosy corners for relaxation.. Not to forget, a convenient boot room with its separate entrance, perfect for returning home after a muddy winter walk or summer escapade on the coastal sands.

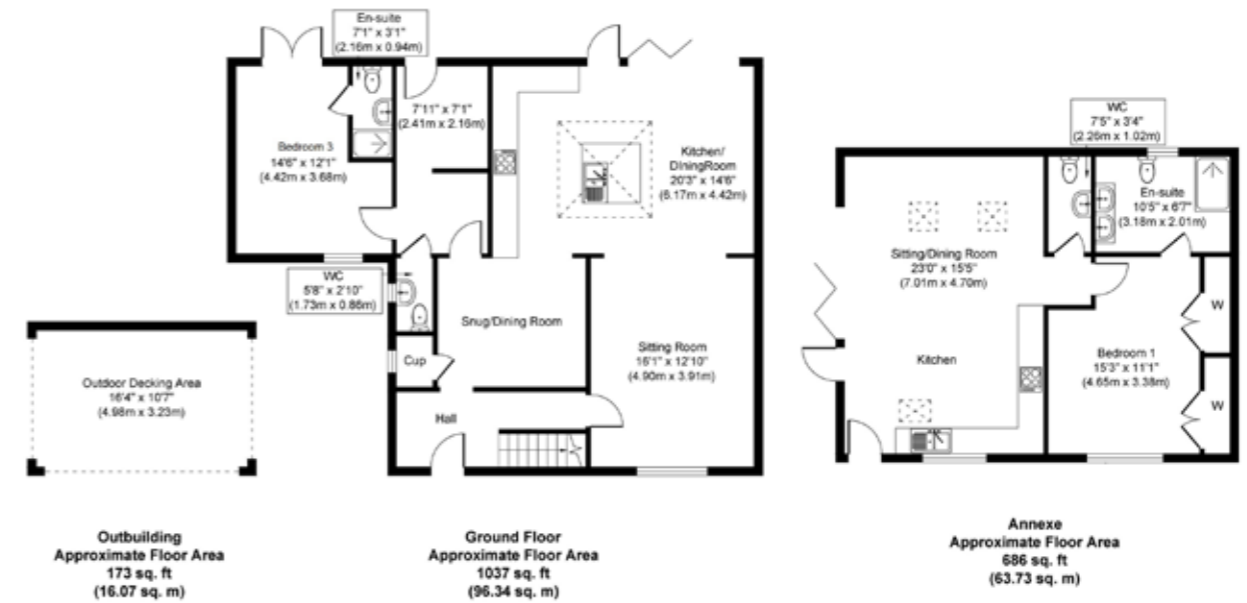
In addition to the ground floor bedroom, upstairs has two equally spacious double bedrooms await, each boasting luxurious en-suite bathrooms and picturesque country views.



Within its own designated garden, alongside the main house, lies a fully self-contained detached annexe crafted from brick and flint. Remarkably, the current owners have chosen to reside in this annexe. With its vaulted ceiling and bi-folding doors spanning its width, the open-plan living, dining, and kitchen space is stunningly bathed in natural light.

Behind this area lies a generously proportioned double bedroom, complete with ample fitted wardrobe space, air conditioning, and an elegant en-suite featuring a double shower and matching wash basins.

Since the owners have made the annexe their home, they've enhanced their garden with a covered outdoor entertainment lodge. Equipped with power and water, this summerhouse gazes westward over the Vale of the River Burn. A haven against the unpredictable British weather, it also provides an enchanting setting for savouring sunsets, perhaps with a chilled cocktail in hand.



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.

Facing the house, there's an abundance of off road parking for multiple cars. The gardens of both the main house and annexe are predominantly lawn, accompanied by paved areas directly off their rear portions.

The primary residence at Solitaire has enjoyed considerable popularity and profitability as a holiday rental for numerous years and can effortlessly continue in the same vein.

Whether seeking a permanent abode or a holiday retreat that offers versatility, this property is a perfect fit. You could retain the main house for yourselves while generating income from the annexe or adopt the reverse approach.

Moreover, it might suit a multi-generational family, as the annexe is undeniably spacious (and splendid), ensuring the utmost comfort for grandparents while also granting them privacy and independence.

Whatever your motives, Solitaire stands as an exquisite dwelling in a charming village, just a brief ten-minute drive from our stunning coastline.



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 Sowerbys



“South Creake is a perfectly located village, with beautiful walks and close to Burnham Market.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source pump as well as underfloor heating in both the main property on both floors and the detached annexe. The property also has solar panels and a car charging port.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

C. Ref:- 8611-6230-9949-1785-3992

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: ///sublet.leathers.spurtd

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