



THE STORY OF

Beckford House

North Creake, Norfolk

SOWERBYS



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Beckford House

West Street, North Creake, Norfolk
NR21 9LQ

Stunning Five Bedroom Home

Beautiful South-Facing Garden

Farmhouse Kitchen

Four En-Suites

Double Garage

Separate Home Office

Games Room

Annexe Potential

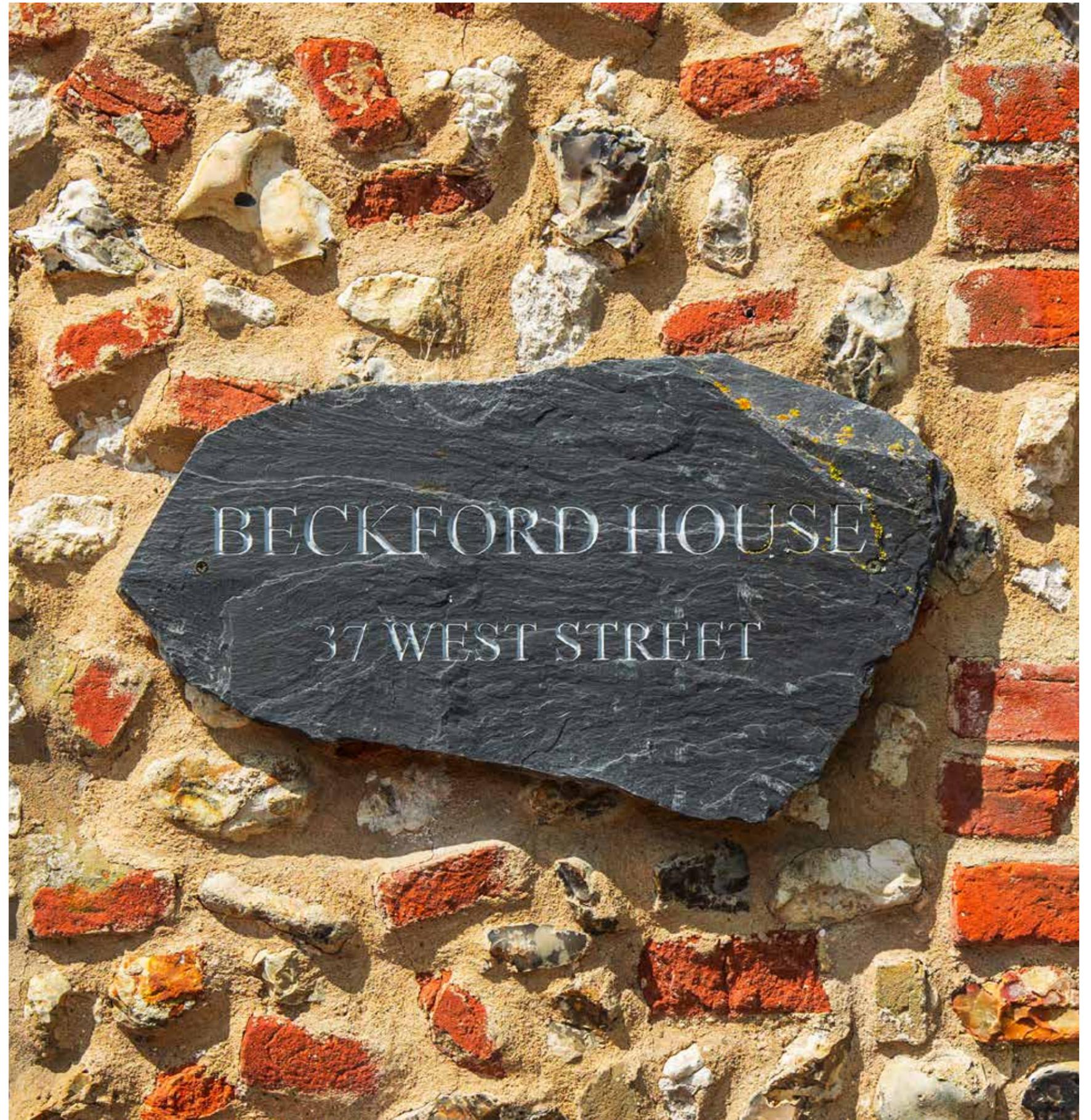
Orangery

Discrete Location

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com





When walking along this pretty little village street you could be forgiven for not noticing Beckford House, such is its discrete presence from the road. However, drive through the gates and walk around the side and you immediately have a very different impression...

The entire house is orientated to not only take maximum advantage of natural light, but also to enjoy those southern views down its magnificent gardens.

Although there is a principal entrance - which takes you into a wide and welcoming hallway with its chequered 'Nelson' floor - this being Norfolk, the natural way to enter this house is through the kitchen door, immediately beside the garages and parking.

This is a 'proper' kitchen breakfast room; with its Aga cooker and butler's sink, it has the feel and proportions of a farmhouse kitchen and is inviting, informal and comforting.



The middle of the house is taken up by a substantial reception room with formal dining at one end and a cosy reception and seating area at the other. This room has two sets of french doors, one set straight out to the patio, the other through into the orangery, which in turn also leads out to the same patio.

Across the entrance hall is the ground floor guest bedroom suite which also has french doors out to its own little patio. There is then, at this end of the house, a further room which is completely utilitarian - it could be your home office, a snug, a gym or indeed bedroom five.

Upstairs all three bedrooms are generous double rooms and all three have en-suites.

The principal bedroom has both a sumptuous bathroom along with a fully fitted walk in dressing room.

We love being in the orangery, sat in front of the log burner - or out on the patio watching the sun set.





Outside and across the inner courtyard is a double garage, practical and functional. However, when you climb the stairs you find a wonderful studio room with power, light and views over the garden - the perfect place to site your home office. Not only this but step through the back of the garage and you find the games room, an ideal space for children and adults alike to relax and let off steam. Furthermore, with its own WC this entire space has obvious potential to create a self-contained annex.

Whilst Beckford House is a beautifully arranged and a substantial home, its aesthetic is completely complemented and enhanced by its setting - by which we mean its spectacular gardens. Completely south-facing, but open to the east and west, these gardens have it all. From the horticultural to the orchard, from wild flowers to formal raised beds, the greenhouse and the lawn, borders bursting with colour and patio areas which follow the sun around. The gardens are simply stunning.

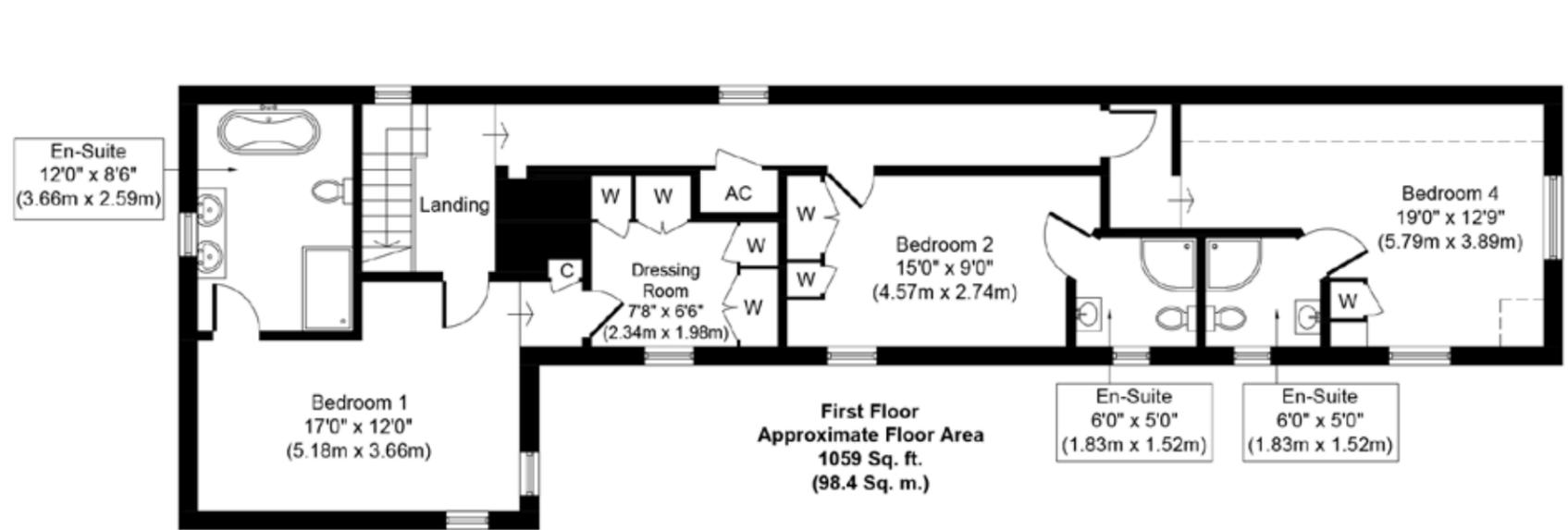
Beckford House has been a much-loved family home for several years but it is now time for its next custodians to create some new memories.



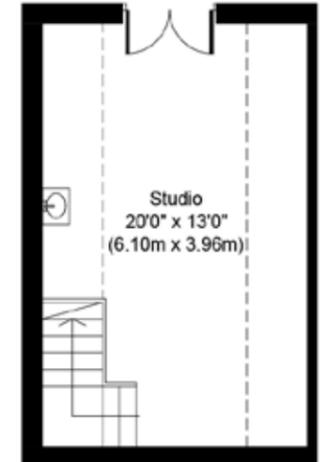


“Creating the garden, and nurturing it, has been a pleasure throughout the year.”

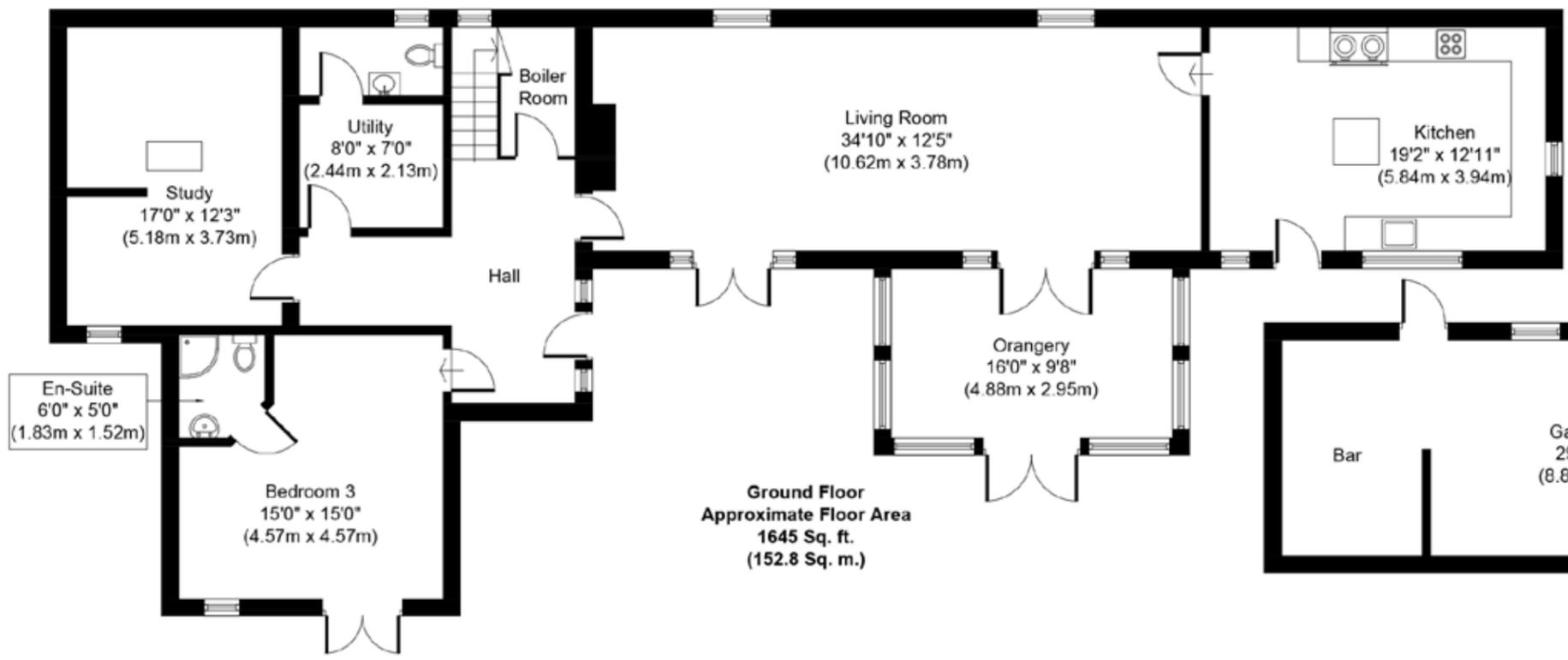




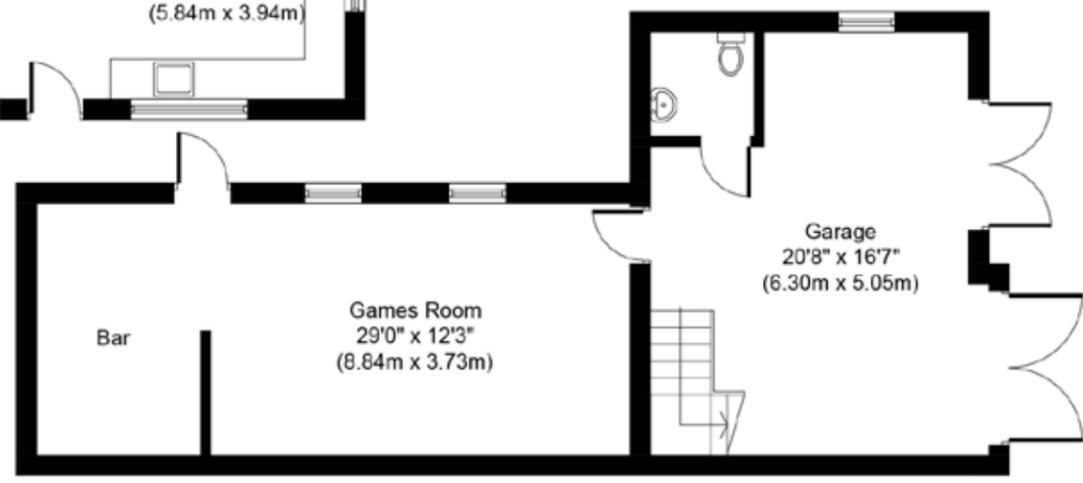
= Reduced headroom below 1.5m / 5'0"



Outbuilding (First Floor)
Approximate Floor Area
268 Sq. ft.
(24.9 Sq. m.)



Ground Floor
Approximate Floor Area
1645 Sq. ft.
(152.8 Sq. m.)



Outbuilding (Ground Floor)
Approximate Floor Area
700 Sq. ft.
(65.0 Sq. m.)
(Not Shown In Actual Location / Orientation)

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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North Creake

PERFECTLY POSITIONED FOR THE COAST

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. 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



Drone photo of Burnham Market

“Heading to Burnham Market has been useful and easy, it is less than a five minute drive.”



SERVICES CONNECTED

Mains water, electricity and drainage. Ground source heat pump and underfloor heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2132-8421-7200-0620-0222

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: ///outfit.sneezing.surfer

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SOWERBYS

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 Cancer
Charity
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