



THE STORY OF

Old Forge Cottage

South Creake, Norfolk

SOWERBYS

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Old Forge Cottage

Fakenham Road, South Creake
Norfolk, NR21 9PR

Victorian Cottage

Inglenook Fireplace

Exposed Beams

Two Bedrooms

Off-Street Parking and Garage

Field Views

Set Back from The River Burn

Short Walk to Village Pub

SOWERBYS BURNHAM MARKET OFFICE

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Forming the end of a pretty Victorian terrace, this is an absolutely charming two bedroom cottage that has the unusual bonus of both off street parking and a garage.

Whilst there is a front door to this cottage, this is not the most used entrance. Like a lot of country homes, this property is mainly entered day-to-day via the more practical back door, as the off-street parking and garage are both to the rear of the property.

Like many Victorian cottages, the majority of the ground floor is made up of the living room, which is filled with character, as well as a sense of history. The exposed beams and inglenook fireplace make the space incredibly inviting with plenty of space for a dining table as well as a seating area.

Another unusual feature for a property of this age is the standard staircase located in the sitting room, as it is quite common to feature a Norfolk Winder staircase, which can be slightly less practical for some homeowners. Upstairs presents beautiful views over the open farmland to the front of the property and features two bright and cosy bedrooms.

The garden is west facing and completely enclosed, offering a safe space for young children and pets to run around. The garden also has a side gate, ensuring easy access down the side and to the front of the property.

The home has been a haven for the current owners for many years, but now with grandchildren multiplying and growing up, the decision has been made to move on and give someone else the opportunity to enjoy this charming cottage.



An incredibly inviting space...





First Floor
Approximate Floor Area
253 sq. ft
(23.52 sq. m)



Ground Floor
Approximate Floor Area
386 sq. ft
(35.84 sq. m)

Garage

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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South Creake

POPULAR RURAL VILLAGE WITH A VIBRANT COMMUNITY

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



View from bedroom one.

“The beautiful views over the open farmland.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric storage heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 9285-3039-6206-6554-2200

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: ///cork.mourner.survived

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