



THE STORY OF

55 Bluestone Road

South Creake, Norfolk

SOWERBYS



THE STORY OF

55 Bluestone Road

South Creake, Norfolk
NR21 9LY

Victorian Cottage with
Period Features

Two Large Ground
Floor Rooms

Two Double Bedrooms

Well-Proportioned Garden

Private Location
with Field Views

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com

Tucked away down a private lane, if it is privacy and peacefulness that you are after then this is the perfect cottage for you.

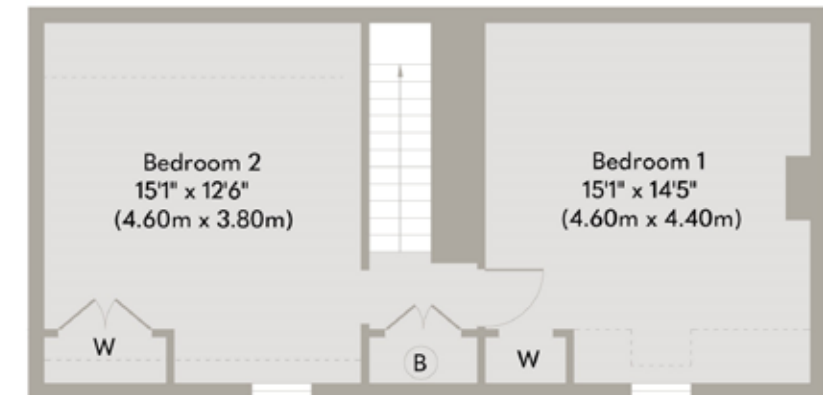
Beautifully proportioned throughout, the ground floor is neatly divided between a good sized kitchen/breakfast room on one side and an equally generous living room on the other. Both rooms face south and as such are naturally light, and the living room has a wonderful electric heater so you can easily picture how cosy this room is when you come in from a blustery winter's walk. The kitchen retains an open fire - where better to thaw out your toes over a steaming cup of tea?

Unusually for a cottage of this age, there is a normal staircase up to the first floor where the generosity of the ground floor space is mirrored by two good sized double bedrooms. The shower room and WC is on the ground floor at the front of the cottage.

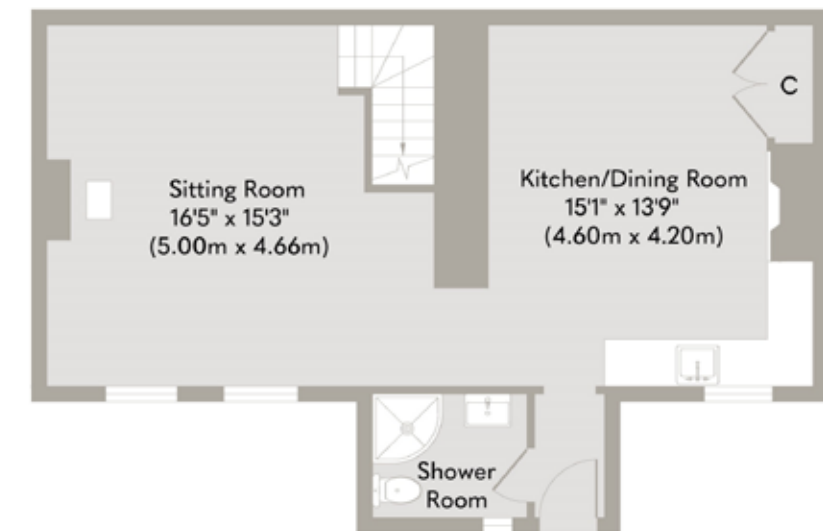
Immediately outside there is a gravelled front garden that is ideal for a rosemary bush and for foxgloves to flourish, enjoying both shelter as well as southern light, and then across from the cottage is a very useful outdoor store room. The main garden for the cottage, as is often the case with Victorian village homes, is quirkily offset to the west but is of quite a decent size and backing onto open pasture land. There is also a parking space opposite the house.

This delightful cottage has been a main home for many years, but it is now time for the next chapter. Although it has been thoughtfully maintained throughout, it does require updating.





First Floor



Ground Floor

Ground Floor Approximate Floor Area 551 sq. ft. (51.23 sq. m)
First Floor Approximate Floor Area 497 sq. ft. (46.13 sq. m)
Approx. Gross Internal Floor Area 1,048 sq. ft. (97.36 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.

Copyright V360 Ltd 2023 | www.houseviz.com

South Creake

A RURAL RIVER THROUGH THE HEART
OF THE VILLAGE

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.

South Creake is perfectly positioned for the beautiful north Norfolk coast.



Note from Sowerbys



“If it is privacy and peacefulness that you are after, then this is the perfect cottage for you.”



SERVICES CONNECTED

Mains water and electricity. Electric storage heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 0237-0201-6304-0704-3814

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: ///plugged.simulates.harvest

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

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

Nelson's
Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

