



THE STORY OF

Cornflake Barn

South Creake, Norfolk

SOWERBYS



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Cornflake Barn

Bluestone Road, South Creake, Norfolk
NR21 9LY

Five/Six Bedrooms

Four Bathrooms

Vaulted Ceilings Throughout

Accommodation Stretching to 3,751 Sq. Ft.

Exposed Beams

Double Garage and Workshop

Enclosed Courtyard

South-Facing Patio

Large Kitchen/Dining Room

Successful Holiday Let

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Cornflake Barn is a beautifully presented and extremely generous conversion which neatly wraps around a very private courtyard that has an almost Mediterranean feel to it.

Step through the double gates and you immediately feel as if you have stepped into a Tuscan courtyard; with the large flag stoned paving and mature vines around the buildings, this haven of peace and privacy sets the tone for what is inside.

On entering the barn you are immediately greeted by the reception room. With its vaulted, double height ceiling, exposed beams and double-sided fireplace with brick chimney creating a central feature that draws your eyes upwards to fully appreciate the space and grandeur of this absolutely stunning room. It is the perfect space for hosting large family gatherings, in summer the french doors open to the southern patio and in winter with the log burner lit, this room is a space that exemplifies the best aspects of a barn conversion.

If the reception room is perfect for hosting events then the kitchen/dining room adjoining it is equally perfect for catering them! At just over 40 ft in length there is ample space here for a multigenerational Christmas celebration, or open up the four pairs of french doors onto that Tuscan courtyard and it makes for an idyllic summer setting.



The kitchen is so spacious - we love the outlook and the doors to the courtyard.





There are four double bedrooms on the ground floor, with the principal bedroom suite quietly positioned at the end of one wing. Whilst most of the living space is on the ground floor there is a first floor suite of rooms that almost formulate a separate 'flat' which is currently arranged as two bedrooms sharing a shower room, but could also act as a study, TV or games room plus bedroom for the youngsters to enjoy.

As well as off street parking the barn also has two garage spaces and a very useful workshop/storage barn.

Converted by the highly respected family building firm, McNamara Properties, a name that is synonymous with the very best barn conversions in Norfolk, Cornflake Barn has all the hallmarks of their sympathetic and well thought out properties that have helped make them such a respected name throughout the county. The barn has been used as both a home from home as well as a very popular and successful holiday let and could continue as either.





...the surrounding area is peaceful and there are lovely beaches and walks nearby.





First Floor
Approximate Floor Area
748 sq. ft.
(69.51 sq. m)



Ground Floor
Approximate Floor Area
3,489 sq. ft.
(324.10 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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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



“...you immediately feel as if you have stepped into a Tuscan courtyard...this haven of peace and privacy sets the tone for what is inside.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property.

TENURE

Freehold.

LOCATION

What3words: ///newer.imply.brighter

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SOWERBYS

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