



THE STORY OF

End Cottage

Cranmer, Norfolk

SOWERBYS



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End Cottage

3 Creake Road, Cranmer, Norfolk
NR21 9HY

Stunning Rural Setting

Open-Plan Kitchen/Dining/Sitting Room

Ground Floor Bedroom and Shower Room

Three Further Bedrooms and Family Bathroom

South-Facing Garden

Countryside Views

Beautifully Presented

Private Parking

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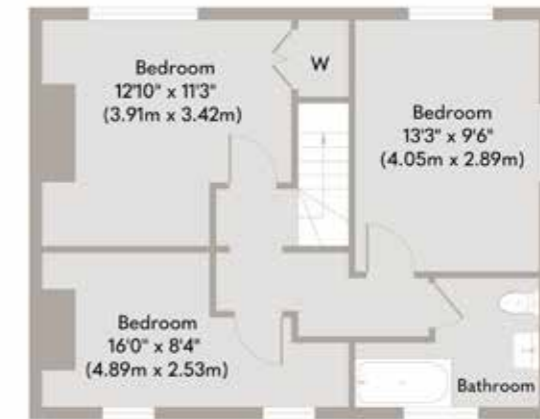
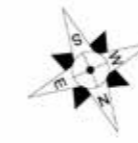
Perfectly positioned to enjoy those wonderful farmland views to the west, this is a beautifully presented four bedroom period cottage.

The ground floor is predominantly open-plan with the kitchen, dining and living space arranged in an 'L' shape. The focus of the sitting room is a stylish central log-burner making this the perfect place to snuggle up in after a wet winter's walk along one of the many local footpaths and bridleways. Alternatively, come the summer, open up the large french windows and step outside to enjoy the south-facing garden. Unusually for a cottage of this period, the ground floor space has been cleverly arranged to allow room for a ground floor bedroom with shower room beside it.

Upstairs there are a further three bedrooms and these all share the family bathroom, also situated on the first floor.

Outside, there are fenced gardens to the front and rear of the property. To the front there is off-street parking and a small brick outbuilding which has been used as a studio. The space is ideal for the storage of bicycles and kayaks as well as any other equipment essential for enjoying a holiday in North Norfolk. To the rear is a pretty south-facing garden which is patioed immediately off the back of the house, whilst the rest is laid to lawn and it is from out here that you can really appreciate those stunning countryside views.

End Cottage has been an exceptionally popular holiday let for several years and could easily continue as such, particularly as so many guests have returned year after year. Alternatively it would also make a perfect home for those wanting a little peace and quiet along with plenty of wildlife to watch over.



First Floor
Approximate Floor Area
513 sq. ft
(47.68 sq. m)



Outbuilding
Approximate Floor Area
178 sq. ft
(16.52 sq. m)

Ground Floor
Approximate Floor Area
828 sq. ft
(76.92 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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...from the garden you can really appreciate those stunning countryside views.



Cranmer

A TRANQUIL COUNTRYSIDE RETREAT

Surrounded by the tranquil beauty of the North Norfolk countryside, Cranmer is steeped in history and charm, with traditional flint buildings, open farmland, and quiet lanes that are perfect for leisurely walks or cycling.

Positioned between the villages of Sculthorpe and South Creake it's within easy reach of amenities, with a wider range of services found in Fakenham, about 3 miles away. The bustling market town offers a range of supermarkets and a pedestrian shopping precinct, as well as a Thursday Market and monthly Farmer's Market. Fakenham also has a good sports centre, golf club, racecourse, and primary and secondary schools.

Cranmer is ideally located for the North Norfolk Coast with its stunning beaches, salt marshes, nature reserves and golf courses. Nearby is the Sculthorpe Moor Nature Reserve run by the Hawk and Owl Trust to reintroduce native birds to the area and to protect the natural environment.

Whether you're out exploring the beautiful surroundings, or at home enjoying the serenity of the Norfolk countryside, Cranmer offers a quintessentially English rural experience.



Note from Sowerbys



“a perfect home for those wanting a little peace and quiet along with plenty of wildlife to watch over...”



SERVICES CONNECTED

Mains electricity and water.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 9360-2557-6390-2007-8285

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: ///narrow.food.node

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SOWERBYS

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for the homeless

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