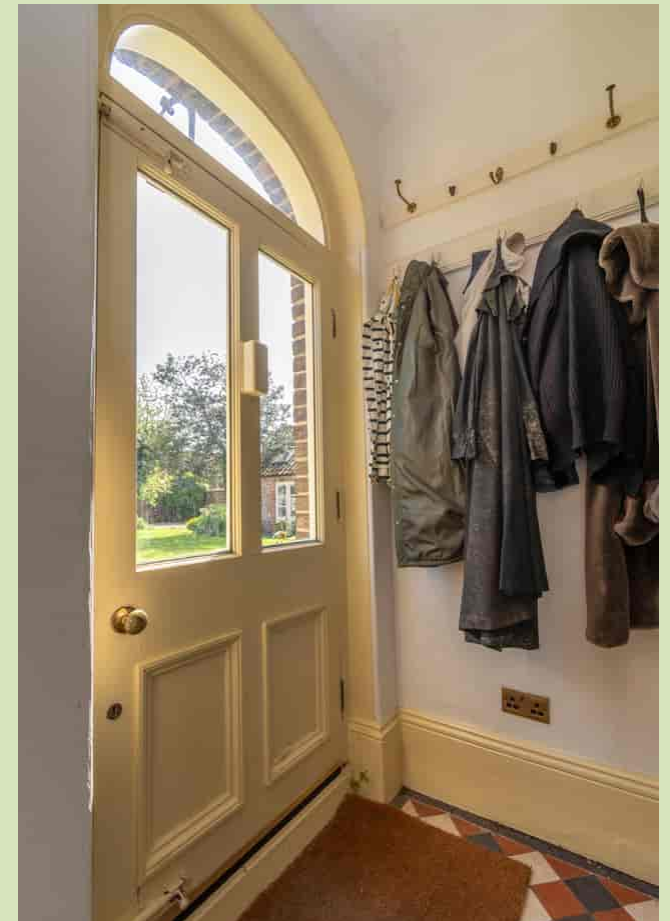




Creake House, South Creake
Offers in Excess of £500,000

BELTON DUFFEY



CREAKE HOUSE, 21 FRONT STREET, SOUTH CREAKE, NORFOLK, NR21 9PF

A beautifully presented traditional brick and flint period dwelling, with a large barn requiring renovation, in the heart of this popular village.

DESCRIPTION

Creake House is a traditional period property of brick and flint elevations beneath a pantile roof, with later additions, offering spacious family accommodation and an attractive fusion of character features with contemporary amenities. In addition the property offers a secluded mature garden with southerly aspect, off road parking and a large detached barn/coach house, which does require complete renovation but has many potential uses, subject to the necessary consents.

Immaculately presented throughout, noteworthy accommodation highlights include vaulted master bedroom with en-suite, 4 further bedrooms, living room with fireplace, kitchen breakfast room with fireplace and Aga, vaulted dining room opening onto garden and dual aspect, vaulted sitting room with wood burning stove which also has garden access.

Offered for sale with no onward chain Creake House offers fantastic options as a principal family home or second/vacation home but will also appeal to those looking for a project to renovate the barn to provide an ancillary accommodation requirement.

SITUATION

South Creake is a small village in the valley of the river Burn which flows to Burnham Market and the other Burnham villages. It has a celebrated village pub, The Ostrich Inn, a Memorial Pavilion/community centre, playing fields with a children's play area, beautiful church, St Mary's, plant centre, fishing lake and an annual classical music festival.

The village lies almost equidistant between the market town of Fakenham and the beautiful Georgian town of Burnham Market with the nearest train station approximately 22 miles away at King's Lynn.

ENTRANCE HALL

Staircase to first floor. Doors to the cloakroom, living room and ground floor bedroom 2.

CLOAKROOM

Window to front, WC, wall mounted wash basin, quarry tiled flooring, radiator.

LIVING ROOM

5.27m x 4.0m (17' 3" x 13' 1")

Multi-paned windows to front with pleasant aspect over the garden, brick fireplace with raised quarry tiled hearth and cast iron solid fuel burner, radiator, wall light points.



KITCHEN/BREAKFAST ROOM

7.11m x 3.85m (23' 4" x 12' 8")

A stunning family kitchen and breakfast area comprising:

BREAKFAST AREA

Part glazed door to the front, multi-paned window to front with pleasant aspect over the garden, brick fireplace with raised quarry tiled hearth, engineered oak flooring, radiator, door to staircase to first floor. Open plan to:

KITCHEN AREA

Multi-paned window to front overlooking the garden, range of bespoke hand painted floor and glass fronted wall mounted storage units, solid wood worksurfaces with inset butler sink, attractive tiling. Oil fired Aga, recessed ceiling lights and engineered oak flooring. Opening to:

INNER HALLWAY

2.63m x 2.16m (8' 8" x 7' 1")

Door to large pantry, door to additional storage cupboard (currently housing a fridge freezer), dado panelling, quarry tiled flooring. Opening to the dining room and an opening to:

UTILITY ROOM

Multi-paned window to side, butler sink unit with wooden drainer, cupboard housing oil-fired boiler, spaces and plumbing for a dishwasher and washing machine, quarry tiled flooring, 2 radiators.

DINING ROOM

4.26m x 3.82m (14' 0" x 12' 6")

A bright and spacious family dining room with vaulted ceiling and 2 Velux windows, multi-paned double doors and side windows affording access to and views over the garden, solid oak flooring, dado panelling, radiator, shelved display recess with storage cabinets below. Bi folding doors to:

SITTING ROOM

7.55m x 3.82m (24' 9" x 12' 6")

An impressive room of generous proportions with vaulted ceiling, 6 Velux windows and exposed roof beams, multi-paned double doors and side windows to front affording access to aspect over the garden, multi-paned door and window to side. Cast iron solid fuel burner with an exposed flue, solid oak flooring, 2 radiators.

BEDROOM 2

4.05m x 3.43m (13' 3" x 11' 3")

A versatile ground floor bedroom off the entrance hall and adjacent to the cloakroom. Twin high level multi-paned windows to side with wooden shutters, feature cast iron fireplace, radiator, picture rail, engineered oak flooring and a built-in cupboard.



FIRST FLOOR LANDING 1

Accessed via a staircase from the kitchen/breakfast room with dado panelling, painted floorboards, recessed ceiling lights and an opening to:

INNER LANDING/HALLWAY

Radiator, range of built-in cupboards and doors to bedroom 1 and the family bathroom.

BEDROOM 1

4.51m x 3.60m (14' 10" x 11' 10")

A characterful master bedroom with vaulted ceiling, Velux window overlooking the garden and exposed beams, radiator. Opening to:

EN SUITE BATHROOM

Velux window, roll top bath with a shower mixer tap, pedestal wash basin, WC, exposed beam, painted floorboards, radiator.

FAMILY BATHROOM

Multi-paned window overlooking the garden, roll top bath with a chrome mixer shower over and shower curtain, pedestal wash basin, WC, painted floorboards, built-in cupboard housing the hot water cylinder, radiator.

BEDROOM 3

4.00m x 3.03m (13' 1" x 9' 11")

Multi-paned window to front with pleasant aspect over the garden, wardrobe cupboard and display shelves, radiator.

FIRST FLOOR LANDING 2

Accessed via a staircase from entrance hall with storage cupboard, painted floorboards and doors to bedrooms 4 and 5.

BEDROOM 4

3.47m x 2.28m (11' 5" x 7' 6")

Multi-paned window to side and front with pleasant aspect over the garden, painted floorboards, radiator.

BEDROOM 5

2.45m x 2.37m (8' 0" x 7' 9")

Multi-paned window to side, wardrobe cupboard, painted floor boards, cast iron fireplace, radiator.



OUTSIDE

Creake House is accessed over a gravelled driveway shared with the neighbouring property leading through metal double gates onto its own gravelled parking area. The delightful secluded mature garden has a southerly aspect and comprises a neat lawn with well stocked perimeter borders and a winding brick paved pathway leading to the entrance doors.

There is also a south facing brick paved terrace with a gravelled garden to the side and a high brick wall with a metal gate to the River Burn. Access to:

BARN/COACH HOUSE

A wonderful opportunity, the barn/coach house is now in need of full renovation but offers potential for conversion into a home office, further accommodation, studio or garage etc (subject to the necessary permissions). Currently 2 rooms with a vaulted ceiling and partial first floor:

ROOM 1 - 8.49m x 3.43m (27' 10" x 11' 3")

ROOM 2 - 3.43m x 3.19m (11' 3" x 10' 6")

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, proceed west along the coast road and turn left turn (B1155) to Burnham Market. Follow the signs for Fakenham on the B1355 through North Creake and on into South Creake. Continue past the turning on the right to Back Street, staying on the B1155 Burnham Road, where you will see the property's driveway approximately 250 yards further up on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band F.

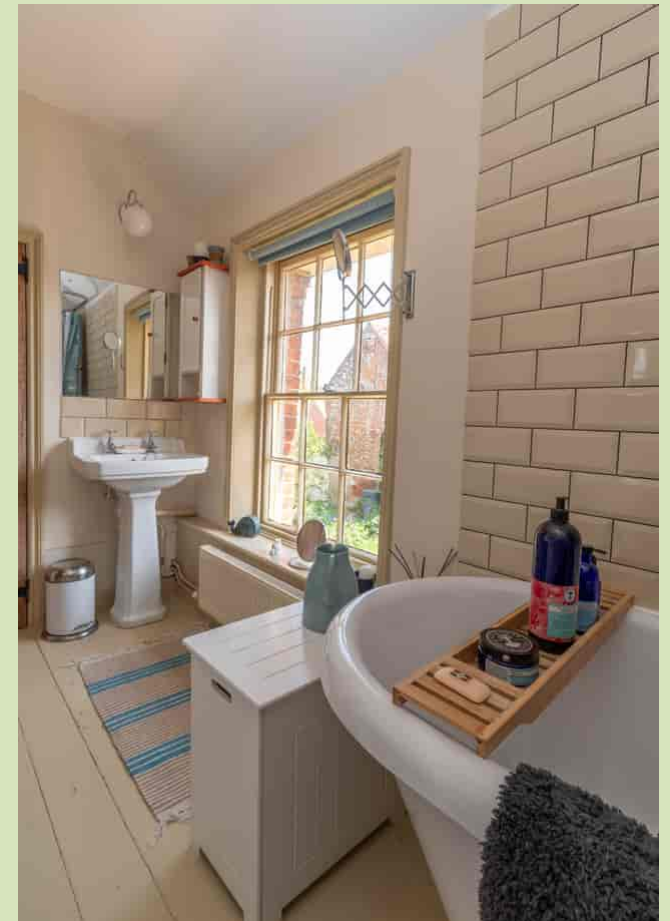
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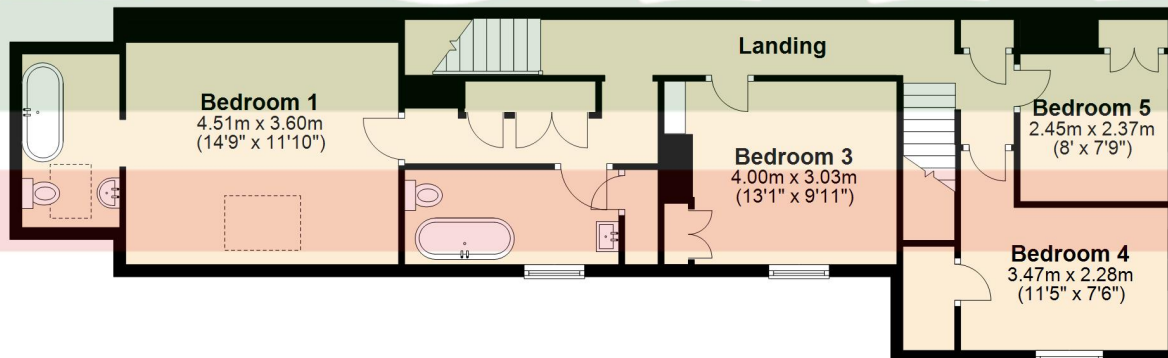
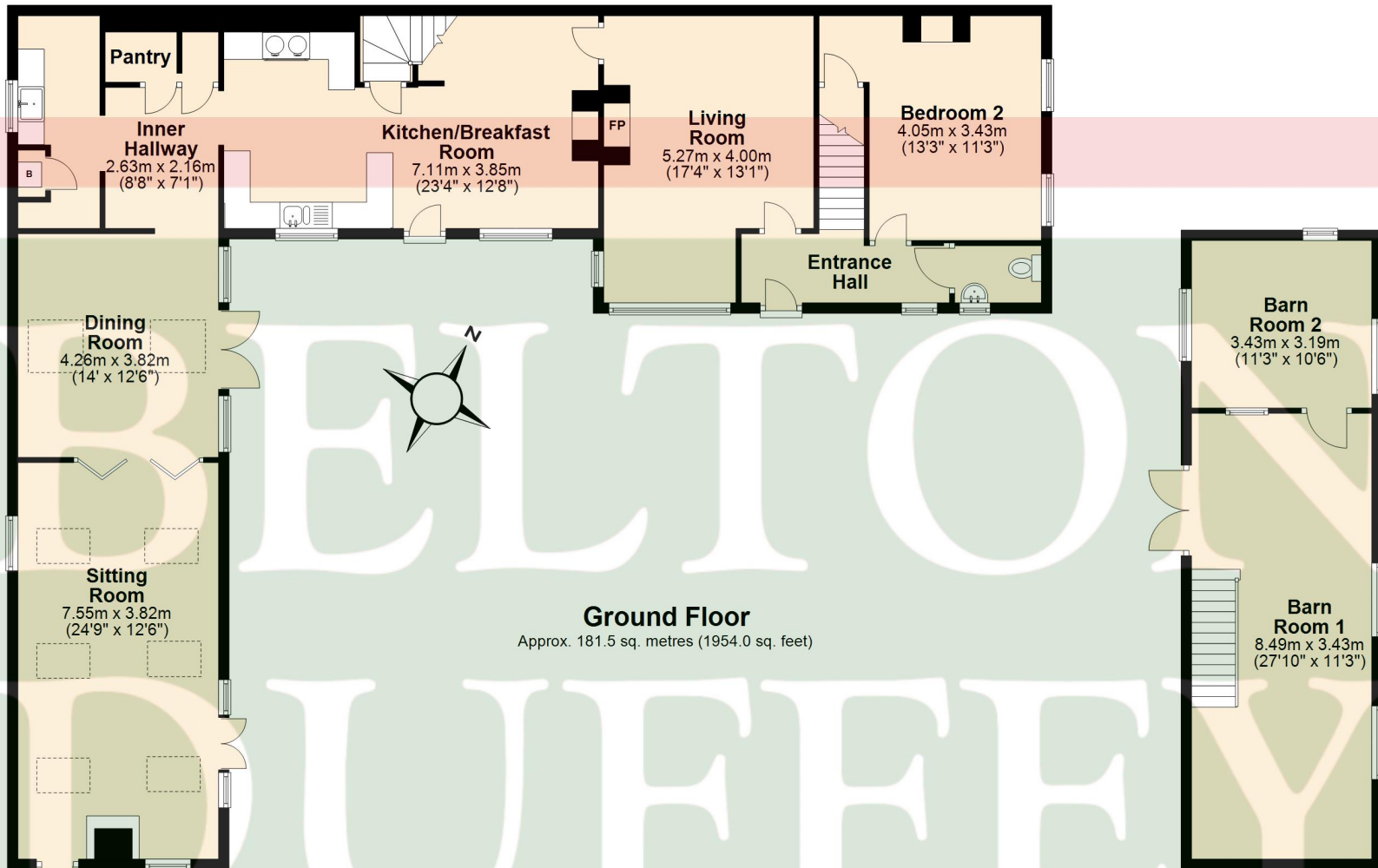
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 255.1 sq. metres (2745.6 sq. feet)



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