



Oddfellows Hall, South Creake
Guide Price £750,000

BELTON DUFFEY



ODDFELLOWS HALL, 114 BURNHAM ROAD, SOUTH CREAKE, NORFOLK,NR21 9JG

A stunning residential conversion of a former meeting hall in popular village providing extremely spacious accommodation on two levels which could suit a wide variety of potential uses.

DESCRIPTION

Situated in a prominent position in the Burn valley this iconic landmark property offers characterful accommodation of inspirational dimensions with volumes, flooded by natural light, that seem in total harmony with the big skies of Norfolk. The current owners use a fair proportion of the ground floor to exhibit art, but the space would suit a host of potential uses including home office, therapy practice or studio space.

Occupying a mature, private plot backing farmland, with useful outbuildings and parking, the cavernous accommodation includes kitchen breakfast room, dining area, large reception room/bedroom, two further reception rooms (currently exhibition space) and cloakroom on the ground floor plus two separate first floor areas, accessed via different staircases, including principal bedroom with large sun terrace offering rural views, two further double bedrooms, bathroom and shower room.

Externally the mature plot provides a high degree of privacy and features secret courtyards, a delightful wildlife pond, wild garden area, lovely lawns with inset mature trees and deep, well stocked borders, a walled courtyard to the front and double gated vehicular access from Burnham Road to private parking.

SITUATION

South Creak is a small village in the valley of the river Burn which flows to Burnham Market and the other Burnham villages. It has a village pub, The Ostrich Inn (currently closed), 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.

KITCHEN/BREAKFAST ROOM

6.40m x 5.00m (21' 0" x 16' 5")

Panelled front door with stained glass diamond leaded light inserts leading to the spectacular double height, multiple aspect kitchen with vaulted roof, Velux window to south aspect, twin windows to south and window to the north, excellent range of floor standing storage units, extensive worksurfaces incorporating inset butler sink unit, tiled upstands, space for electric cooker, recess for fridge/freezer, wood strip flooring, 3 radiators, dado panelling, exposed rafters, feature central staircase to first floor, steps up to;



DINING AREA

6.40m x 4.00m (21' 0" x 13' 1")

Impressive potentially multi-purpose space, open plan to and overlooking the kitchen area with door to the side courtyard and window overlooking the gardens, feature cast iron open fireplace with decorative tiled inserts, natural wood strip flooring, radiator, exposed beams, dado panelling.

RECEPTION/BEDROOM 4

5.30m x 3.40m (17' 5" x 11' 2")

A lovely room of generous proportions, flooded with natural light, having triple multi-pane windows overlooking the rear courtyard, multi-pane door to courtyard and twin multi-pane windows overlooking the side courtyard, tiled flooring, radiator, wall mounted thermostat.

CLOAKROOM

Twin high level windows, WC, wall mounted wash basin with ornate tiled splashback, tiled flooring, floor standing oil fired boiler, wall mounted storage units.

INNER HALL

4.10m x 2.19m (13' 5" x 7' 2")

Feature cast iron spiral staircase to first floor, large corner cupboard, natural wood flooring, dado panelling, ornate panelled door with glazed inserts to;

RECEPTION/STUDIO/EXHIBITION SPACE

6.40m x 6.00m max (21' 0" x 19' 8" max)

Spacious and versatile accommodation, currently used as artwork exhibition space, with double doors to the front courtyard with arched multi-paned window over and high level windows to the front and either side, natural wood flooring, dado panelling, exposed beams, two radiators, open plan to;

STUDY/STUDIO

4.11m x 3.00m (13' 6" x 9' 10")

Currently used as artwork exhibition space with high level window overlooking the main garden but offering versatile additional accommodation, natural wood flooring, dado panelling, radiator

FIRST FLOOR

The first floor is divided into two separate areas with void in between and accessed via two staircases, one from the kitchen/breakfast room and the other from the inner hallway.



FIRST FLOOR LANDING ONE/OCCASSIONAL GUEST BEDROOM

Velux window, natural wood panelling, restricted headroom, doors to ;

BEDROOM 1

5.30m x 2.90m (17' 5" x 9' 6") Restricted headroom.

Part stained glass door to rear terrace, window to rear, Velux window to side, window overlooking gardens, two radiators, exposed beams.

REAR TERRACE/DECK

6.40m x 3.40m (21' 0" x 11' 2")

Secluded and private timber decking area with stunning rural views to the north, east and south, steel protective safety railings and external steel staircase to rear courtyard.

BATHROOM

Velux window, free standing roll-top and claw-foot bath, wall mounted wash basin with ornate tiled splashback, high flush WC, radiator, eaves storage cupboards, exposed beams and timbers.

LANDING 2

Velux window, exposed beams and timbers, doors to;

BEDROOM 2

5.30m x 3.00m (17' 5" x 9' 10") Restricted headroom.

Twin Velux windows to either side, glazed screen overlooking kitchen/breakfast room, radiator, exposed beams and timbers.

BEDROOM 3

5.30m x 3.00m (17' 5" x 9' 10") Restricted headroom.

Window to front, radiator, exposed beams and timbers.

SHOWER ROOM

Velux window, fully tiled shower cubicle, pedestal wash basin, WC, radiator, large linen cupboard, exposed beams and timbers.



OUTSIDE

Oddfellows Hall enjoys a large, mature and secluded plot backing on to agricultural land and is well screened from Burnham Road by a wall and fencing. There is a pedestrian gate from outside and double wooden gates provide vehicular access to private off road parking. There is a very attractive front walled courtyard with access to one of the reception/studio/exhibition areas via the original double ornate doors with impressive wrought iron furniture.

A flagstone path leads to what is currently being used as the main entrance and the remainder of the garden is mainly laid to lawn with inset mature trees and deep well stocked flower and shrub borders. Brick pathway through wild garden area to secluded walled rear courtyard and delightful natural wildlife pond, further walled side courtyard providing outside dining/seating area. Timber summerhouse, oil storage tank, garden/tool shed, brick built former studio, in need of some attention, with twin arched partly glazed double doors.

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. As you enter South Creake, Oddfellows Hall is on the left, just past the turning signposted Walsingham, identified by the Belton Duffey 'for sale' sign.

OTHER INFORMATION

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

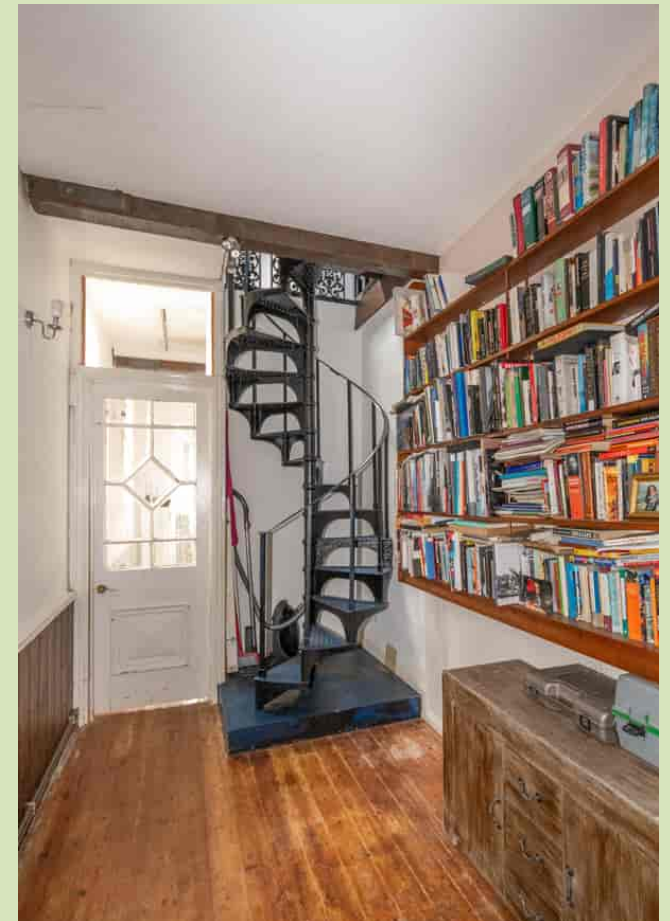
Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band D.

TENURE

This property is for sale Freehold.

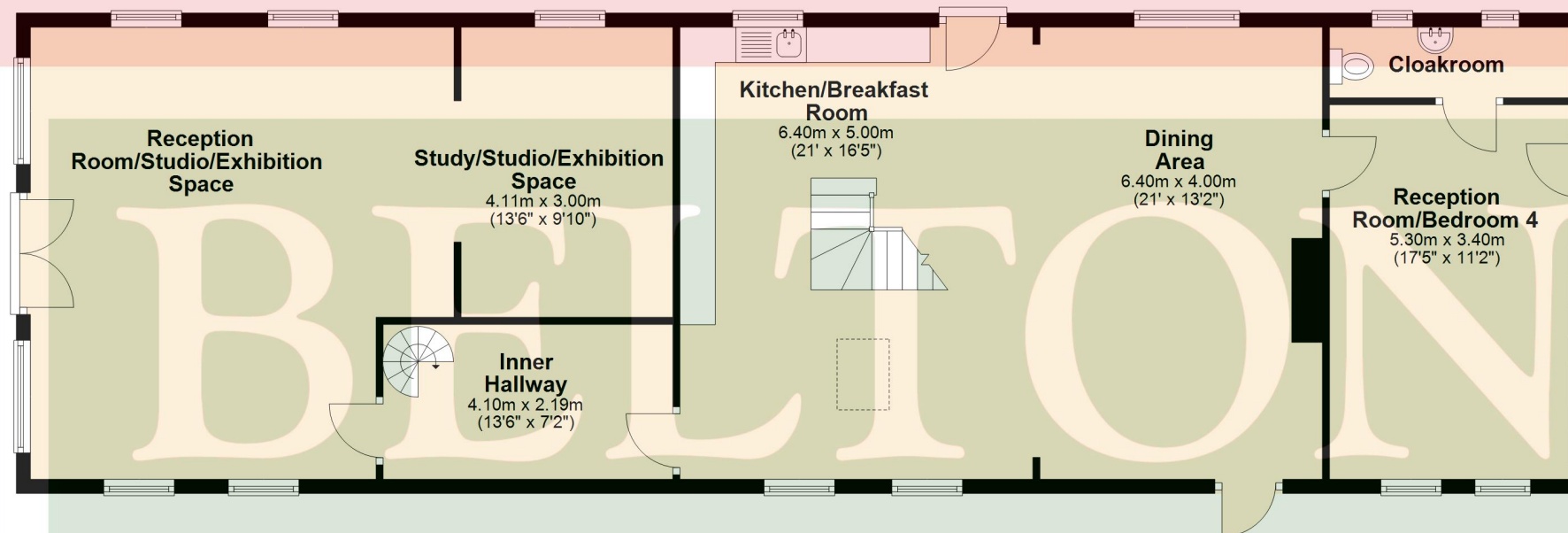
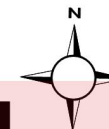
VIEWING

Strictly by appointment with the agent.



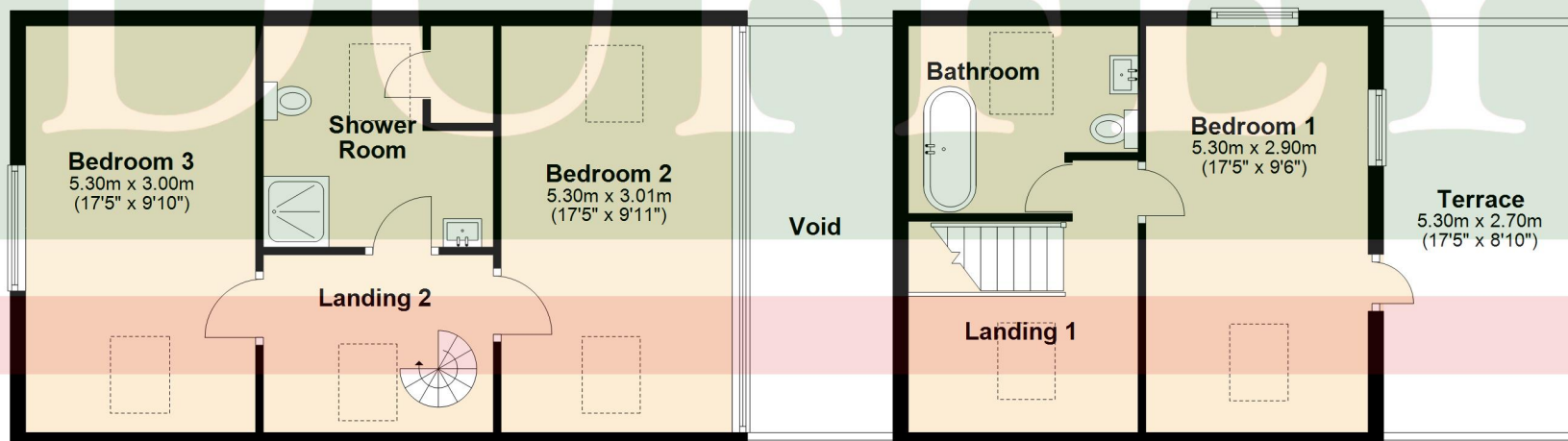
Ground Floor

Approx. 139.5 sq. metres (1501.8 sq. feet)



First Floor

Approx. 80.7 sq. metres (868.2 sq. feet)



Total area: approx. 220.2 sq. metres (2370.1 sq. feet)



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

