



Glebe Farm, North Creake
Guide Price £1,750,000

**BELTON
DUFFEY**

Glebe Farm

Wells Road, North Creake, Norfolk,
NR21 9LG



A stunning Grade II Listed period farmhouse in a lovely village setting offering characterful family accommodation over three floors, useful ancillary accommodation and mature gardens.

DESCRIPTION

Situated in a private edge of village location fronting a quiet lane and backing open fields this outstanding detached farmhouse residence offers spacious and versatile family accommodation of tremendous character, over three floors and occupies a large mature plot which includes a productive kitchen garden, formal garden areas and wild flower borders. In addition, a brick and flint barn has been converted into a delightful studio with mezzanine over and adjacent livestock sheds now accommodate a large workshop/office. There are numerous storage sheds, a recently constructed double cart shed with potting shed attached and hardstanding for a number of vehicles.

GROUND FLOOR

A welcoming reception hall leads to a large cloakroom and in turn a stunning dual aspect sitting room with deep fireplace housing a cast iron solid fuel burner. The generous dining room, also dual aspect, would easily accommodate large family gatherings and the farmhouse kitchen/breakfast/family area with lovely aspect over the gardens forms the hub of the house with pantry and boot room off.

FIRST FLOOR

Twin staircases access the first floor, one off the reception hall, the other off the kitchen/breakfast room. Bedrooms one and two, both dual aspect and with en-suite facilities are accessed from the first staircase and make excellent guest rooms while the multi aspect third bedroom, off a large landing, has fine views and an adjacent bathroom is, perhaps, ideal as the principal suite.

SECOND FLOOR

The second floor bedrooms are both dual aspect with access from a large landing which could double up as an occasional bedroom, if required and there are useful wardrobe storage cupboards and a well appointed shower room.



what3words: ///magnum.clinking.moving

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

Glebe Farm occupies a mature and secluded plot approaching 1 acre (subject to survey) fronting Wells Road and backing open farmland. Directly from the lane there is gravel covered hardstanding and a recently constructed double cart shed with potting shed attached. There is a large productive kitchen garden with raised beds and specimen fruit trees and a natural lawned area leads to an attractive terrace with access from the kitchen/family area. To the front of the property are more formal cottage gardens and to the rear areas set aside to wild flower borders with inset mature trees.

OUTBUILDINGS

A particular feature of Glebe Farm are the outbuildings which include the delightful studio barn conversion with mezzanine level, currently used as an artist's studio but suitable for a wide variety of potential uses and the large workshop/office converted from livestock sheds. In addition there are several storage and wood sheds.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band n/a (exempt as Grade II Listed).

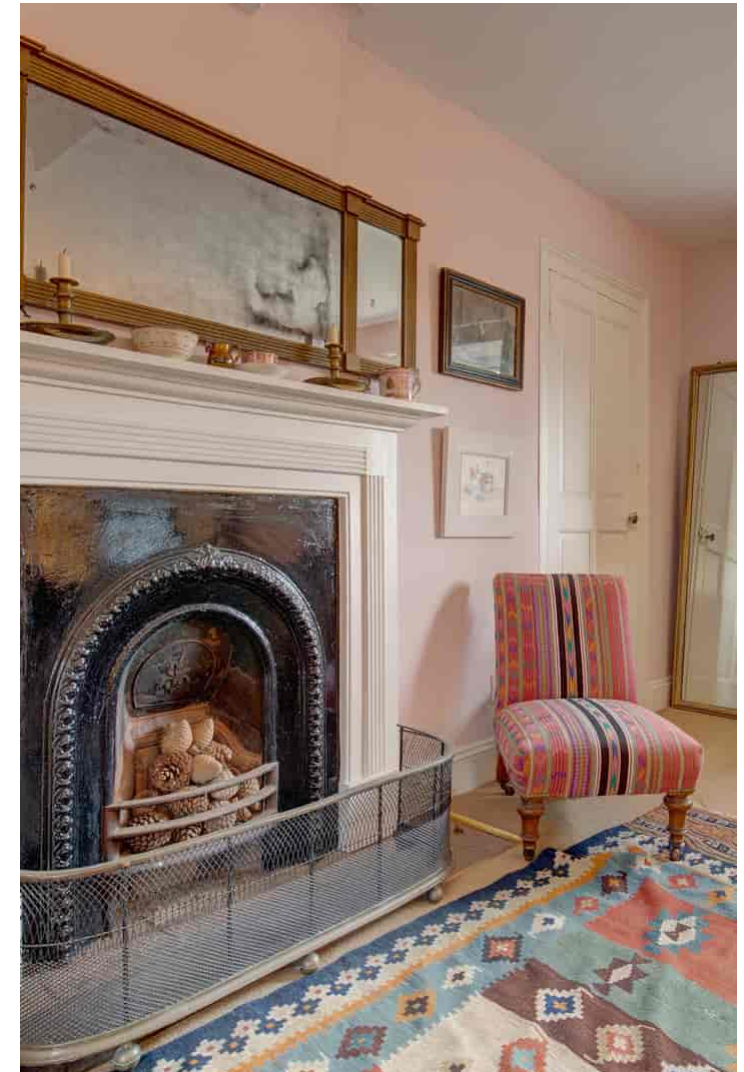
Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band F.

TENURE

This property is for sale Freehold.

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SITUATION

North Creake is a charming rural village which follows the course of the River Burn. Much of the agricultural land surrounding it is owned by Earl Spencer, although the family seat is in Althorp, Northamptonshire. The village has a thriving community with a drama group, community cinema, gardeners club as well as a beautiful parish church, village hall and a pub/restaurant, The Jolly Farmers.

The village is conveniently located within easy reach of the market town of Fakenham and Burnham Market and Wells-next-the-Sea offering a full range of shops, restaurants, Post Office, banks, doctor's surgeries and schools close by.

The nearest mainline station, Kings Lynn, 20 miles distant, offers a regular service to London Kings Cross, via Cambridge with a journey time of 1 hour and 50 minutes.



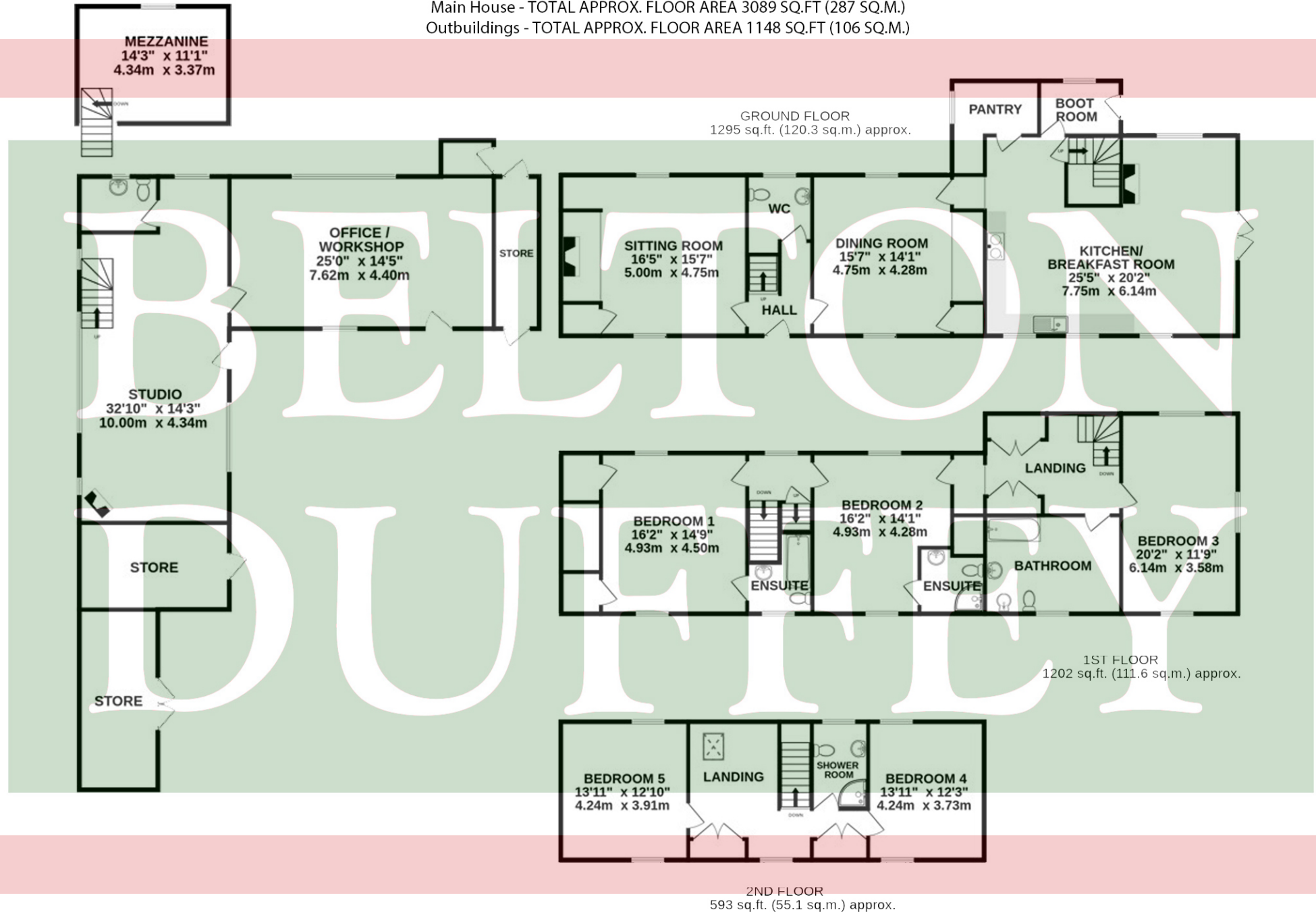




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Main House - TOTAL APPROX. FLOOR AREA 3089 SQ.FT (287 SQ.M.)

Outbuildings - TOTAL APPROX. FLOOR AREA 1148 SQ.FT (106 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. 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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