



The Old Bakery
8 Front Street | South Creake | Norfolk | NR21 9PE

BORN AND BREAD



In the sought-after North Norfolk village of South Creake and a short drive from Burnham Market and the celebrated coastline at Wells-next-the-Sea and Holkham.

This early Victorian detached property has been fully restored and renovated to provide a spacious and comfortable family home.

Perfect as a permanent residence with sufficient space to enable working from home, it also would also be a wonderful weekend retreat or holiday rental opportunity.



KEY FEATURES

- A Well Proportioned Detached Period Property dating from the 1840s situated in the Popular Unspoilt Village of South Creake
- Three Bedrooms, Family Bathroom and En Suite
- Kitchen/Breakfast Room with Separate Pantry, Utility Room and WC
- Three Reception Rooms (including an Artist's Studio) and Study
- Partially Walled Courtyard-Style Rear Garden
- Off-Street Parking to the Side of Property
- Close to Burnham Market and the North Norfolk Coast
- Energy Rating: F

Retaining many original features including stone flooring, open fireplaces, Georgian sash windows and panelled pine doors, opportunities to purchase a property of this nature in the area are few and far between, particularly with the facility for a home office or artist's studio.

So Much History

The property is understood to have been built at the beginning of the Victorian era in the 1840s, and through the years to have had a range of uses including that of a bakery and also a draper's shop. The fabric of building has been extensively improved over the years and now offers well-proportioned rooms with the flexibility to accommodate a family or possibly someone who is seeking the facility of a home office or a studio space (which is what the current owner, an artist, utilises it for).

Space And Period Features

The owner has been at the property for more than twenty years and when asked about favourite spaces at the property, he said he has relished having the space for doing his painting in the house in his dual-aspect corner studio. He has also always enjoyed spending time in the sitting room with an open fire burning in the hearth to keep it cosy during the winter months. This fine period property benefits from having oil fired central heating and, as a back-up, there is the facility to heat the downstairs radiators via a Baxi boiler within the fireplace. Other features include areas of stone flooring, Georgian type sash windows, some pamment tiled flooring and panelled pine doors.





KEY FEATURES

The Outside

There is off-street parking to the side of the property and an easy to maintain, but well-proportioned part-walled courtyard garden with a terraced area for entertaining.

Excellent Location

As the current owner says, "The house is not on the coast but near enough for trips there while avoiding the general hubbub during the holiday season." And it is true that the area is quiet and peaceful, sufficiently removed from the hustle and bustle of the North Norfolk coastal towns, but still close enough to be able to enjoy it in all its glory. The beaches at Holkham and Wells-next-the-Sea are both only ten minutes by road, and both are outstanding seaside destinations.

Historic Village

"The village is historic, and the neighbours are always pleasant and helpful," the owner explained when talking about South Creake itself which is Norfolk country living at its finest, with many local facilities to take advantage of. There is an excellent local pub, The Ostrich Inn, only a five-minute walk away which also provides accommodation. And in addition to the local village hall, there are leisure facilities including tennis courts, a bowling green, and a football pitch. There is also the River Burn, which runs through the centre of the village so, all in all, it is an idyllic place to live. And there are also some wonderful dog walks locally.





















INFORMATION



On The Doorstep

South Creake lies approximately 5.6 miles to the north of the market and racecourse town of Fakenham in Norfolk. The Georgian town of Burnham Market is within close driving distance and offers a range of amenities including a GPs' surgery, a primary school and a variety of independent shops. Travelling west, King's Lynn with its major shopping centre and main line connections to London (1 hour, 40 minutes) is about 24 miles along the A148.

How Far Is It To?

The cathedral city of Norwich is 31 miles away, offering a range of cultural and leisure facilities, and also an International Airport with flights to many destinations via Amsterdam Airport Schiphol, and train services direct to London. The beautiful North Norfolk coast, an area of outstanding natural beauty, is a short drive away.

Directions

From Fakenham take the A148 towards King's Lynn and turn first right into the B1355 to South Creake and Burnham Market. On reaching South Creake, continue on for some distance and after passing the Ostrich Public House, continue past the second turning at the end of the village green to your left, and then The Old Bakery will be found a short distance on the right-hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

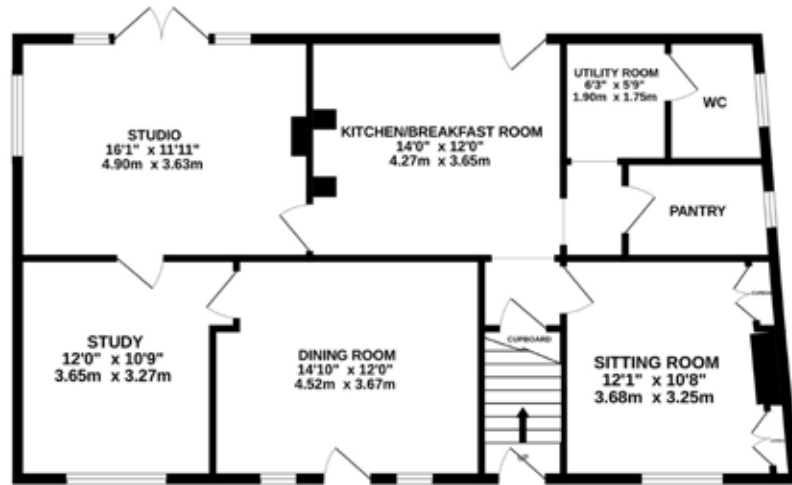
Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

Kings Lynn and West Norfolk Borough Council - Council Tax Band D
Freehold

GROUND FLOOR

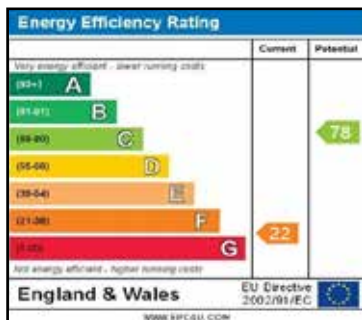


1ST FLOOR



FRONT STREET, SOUTH CREEKE, NR21 9PE

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