



Rose Cottage  
20-22 West Street | North Creake | Norfolk | NR21 9LQ

 FINE & COUNTRY

# NORFOLK COTTAGE GEM



This beautifully evolved period cottage offers generous and flexible accommodation that flows from characterful reception rooms to an exceptionally large conservatory and out to a sheltered two-tier garden, creating a warm and inviting setting for both everyday family life and relaxed entertaining.

The traditional brick and flint façade offers little indication of how impressive the space is inside, with modern amenities that make it a comfortable base within easy reach of the North Norfolk coast and nearby Burnham Market.



# KEY FEATURES

- A Spacious Brick and Flint Period Cottage situated in the Village of North Creake
- Four Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom Suite benefits from a Dressing Area and En-Suite Bathroom
- Two Spacious Reception Rooms with Exposed Beams, Original Inglenooks and Wood-Burning Stoves
- Large Vaulted Conservatory/Dining Area opening to Rear Garden
- Kitchen/Dining Room, Utility Room and Ground Floor Shower Room
- Versatile Snug ideal as Home Office or Fifth Bedroom
- Two Tier Rear Garden with Terrace, Barbecue Area, Lawn and Mature Planting
- Single Detached Garage and Parking for One Car Accessed via Shared Driveway
- Close to the North Norfolk Coast, Burnham Market and Creak Abbey
- The Accommodation extends to 2,279sq.ft
- Energy Rating: E

This property presents an opportunity to acquire a long cherished family home that balances traditional cottage character with the additional space modern buyers seek, particularly through its impressive conservatory and multiple reception rooms, all set in a well served village close to the coast.

## Family Affair

"Rose Cottage has been in the family for over 50 years; it was originally two cottages which over the years has been transformed into the wonderful family home it is today," the owners said. The building's origins as two former farm workers' cottages underpin its authentic period character, with classic Norfolk brick and flint elevations, exposed beams and substantial inglenook fireplaces that now frame generous reception spaces. Over time the layout has been opened up and extended, notably with the creation of the large conservatory to the rear elevation and a galleried landing, which together introduce volume and light to the heart of the house while respecting its traditional fabric.

## Ideal Configuration

Approached along West Street, the main everyday entrance is to the rear, where doors from the garden lead into the expansive vaulted conservatory, a bright multipurpose room that instantly sets a relaxed tone and acts as an informal hub for gatherings, dining and quiet moments looking out over the garden. From here a door opens into the full height entrance hall, where the staircase and galleried landing draw the eye upwards and create an immediate sense of space at the centre of the cottage. To one side of the hall lies the utility room with adjacent ground floor shower room, a practical combination after walks around the village or days on the nearby beaches, while opposite is the kitchen breakfast room, well-proportioned for family meals and easily connected to both the hall and conservatory for sociable cooking and entertaining.





# KEY FEATURES

At the front of the property two similarly generous reception rooms span the width of the cottage, each with the original oak ceiling beams and an inglenook fireplace housing a wood burning stove, giving the option of a more formal lounge and a separate family or TV room. Leading off one of these front rooms is the snug, a more recent addition that works well as a study, playroom or occasional fifth bedroom, and reinforces the flexibility of the ground floor. "The cottage has a wonderful galleried landing creating a sense of space at its heart," the owners said of the upstairs landing from which one accesses the spacious principal bedroom suite with dressing area and en suite bathroom, two further double bedrooms, a bunk room and a family bathroom, providing well balanced sleeping accommodation for family and guests.

## Unique Appeal

Over the decades the property has been progressively reconfigured from two individual cottages into a single cohesive family home, thoughtfully blending traditional Norfolk details with unexpectedly generous scale. "The most noticeable improvement is the exceptionally large conservatory to the back of the property which has created an amazing space to utilise for so many different purposes," the owners said of this vaulted addition which extends the footprint significantly and works year-round as a garden link. "It makes this property quite unique in that it provides that extra space a family needs and desires from a traditional cottage. So, one has the benefit of a cottage style home without having to substitute space, along with a snug/office for a modern-day working family," the owners explained. "It's often described as a Tardis; it's only upon entering that you can be amazed by the sense of space and light," they added. Evident in the dual reception rooms, firelit inglenooks and garden views, this characterful volume creates a cosy yet uplifting atmosphere throughout the seasons.

## The Outside

To the rear of the cottage, the garden unfolds in two tiers, immediately outside the conservatory forming a broad terrace and barbecue area that becomes a natural extension of the dining and living space in the warmer months. "The garden is two tiered, the lower tier a good-sized patio and barbecue area which is a sun trap in the summer months," the owners described. Steps lead up to the raised lawn, bordered by mature shrubs and trees that provide greenery and a sense of enclosure, and from here it is not uncommon to see deer at the far boundary, reinforcing the semi rural setting. At the end of the garden there is a shed for additional storage, while to the side a shared driveway gives access to a single garage and parking space for one car, offering secure storage for bikes or coastal kit as well as everyday parking.









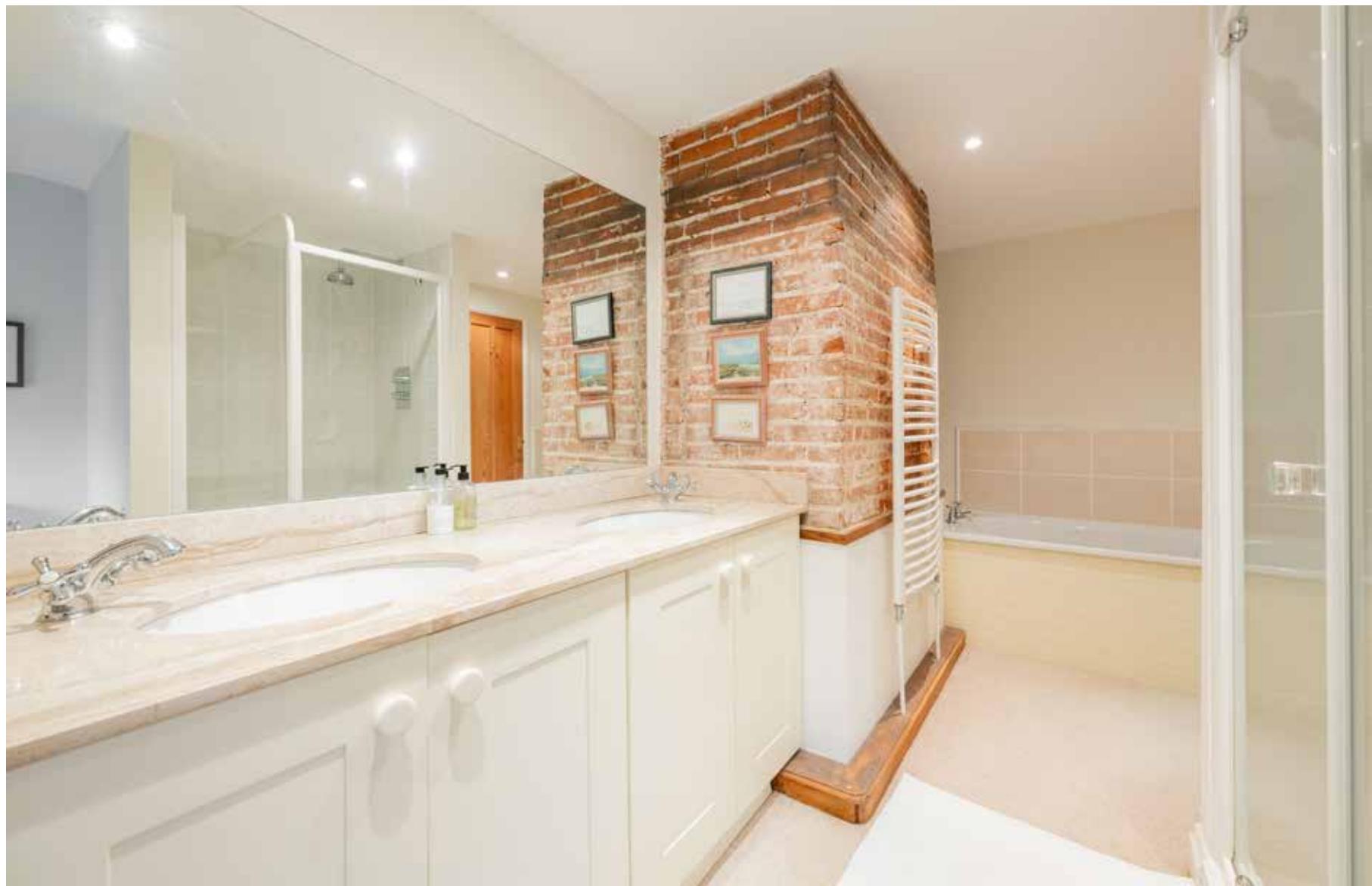




















# INFORMATION



## On The Doorstep

North Creake is an attractive village set in gently rolling countryside on the River Burn, around 3 miles south of Burnham Market and just under 5 miles from the North Norfolk coast, making it ideally placed for beaches, coastal walks and sailing. Within the village there is a substantial Anglo-Catholic parish church dedicated to St Mary the Virgin, The Jolly Farmers public house and a village hall that provides post office services on Wednesdays and also hosts a range of community activities. Just to the north lies Creak Abbey, now a popular destination with a highly recommended food hall called the Barn café, independent shops and studios, as well as an award winning monthly farmers' market on the first Saturday of each month. The highly popular village of Burnham Market is about 3 miles to the north with its independent shops, galleries, delis and eateries, while the wide sands of the North Norfolk coast at Holkham, Brancaster and Wells-next-the-Sea are within a drive of around 15 to 20 minutes, subject to traffic. Sandringham Estate lies to the north west and can typically be reached in around 40 minutes by car, providing extensive parkland walks and events.

## How Far Is It To?

North Creake lies approximately 8 miles north of Fakenham where there is access to shopping, schooling and services, and regular bus connections run between the town and the coastal villages. The nearest mainline rail services are found at both King's Lynn and Norwich, with trains from King's Lynn running to London King's Cross and from Norwich to London Liverpool Street, both reached by road via the A148 and A1067 respectively. The cathedral city of Norwich with its cultural attractions, university and airport, is approximately 35 miles by road, usually around an hour's drive depending on conditions, while key routes including the A148, A149 and A47 connect the area to the wider Norfolk and East Anglia road network.

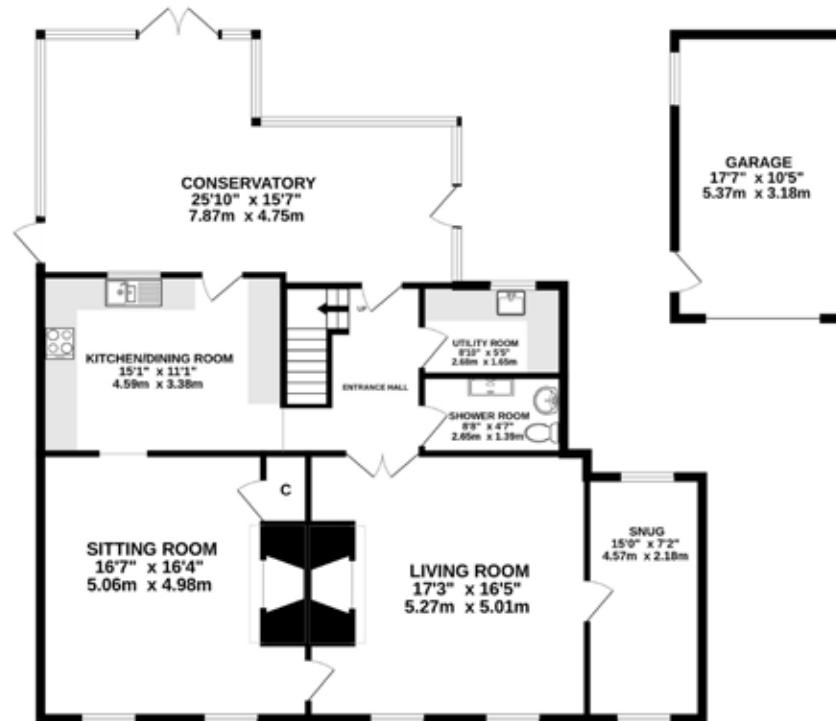
## Directions

From Fakenham town centre leave on the A148 towards King's Lynn, then turn right into the B1355 signposted to Burnham Market. Continue on the B1355 for approximately six miles, passing through South Creake on the Fakenham Road/B1355 and continuing straight on Burnham Road and Church Street until reaching the village of North Creake. On entering the village turn left where the Jolly Farmers public house will be seen on the corner into West Street as signposted to Stanhoe, and the property is located on the right-hand side as identified by the Fine & Country For Sale board.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Kings Lynn and West Norfolk Borough Council – Council Tax Band F  
Freehold

GROUND FLOOR  
1472 sq.ft. (136.8 sq.m.) approx.



1ST FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 2279 sq.ft. (211.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs.			
(91-100)	A		87
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E	53	
(41-50)	F		
(31-40)	G		
Not energy efficient - higher running costs.			
EU Directive 2002/91/EC			
England & Wales			
www.hpcall.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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