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THE STORY OF

Creake Cottage

Burnham Market, Norfolk

SOWERBYS



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Creake Cottage

Burnham Market, Norfolk
PE31 8HG

Previously Used as a Successful Holiday Let

Very Close to Village Green

Generous Living Space

Three Bedrooms

Large Reception Room

Pretty South Facing Garden

Off Street Parking

Garage

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Creake Cottage is a perfectly located property just moments away from all that this beautiful North Norfolk village has to offer.

It has not only been a much cherished home from home for the current owners but also an incredibly successful holiday let as well and could easily continue as both.

From the street you could be forgiven for thinking this cottage was quite modest but step inside and you will see that it is anything but.

A free flowing and incredibly generous ground floor living space is ready to be socialised in.

Those living and visiting alike will flow through the home naturally drawn toward the kitchen breakfast room. A central island and breakfast bar welcome you, to enjoy evening drinks and chatter over or morning coffee while busy family life begins around you.

When those friends and family want to sit down though, take forth to the standalone dining area and enjoy a hearty meal together.

Uniquely versatile, this space connects to the perfect reception room with cosy fire space for hosting festive winter dinner parties - while French doors can be swung open for summer garden parties in the warmer seasons.

The reception room conveniently leads back through to the entrance hall, perfectly completing the flow of the home's ground floor.

Upstairs there are three bedrooms, two large doubles and a single and these share the family bathroom also upstairs and there is a second WC on the ground floor.

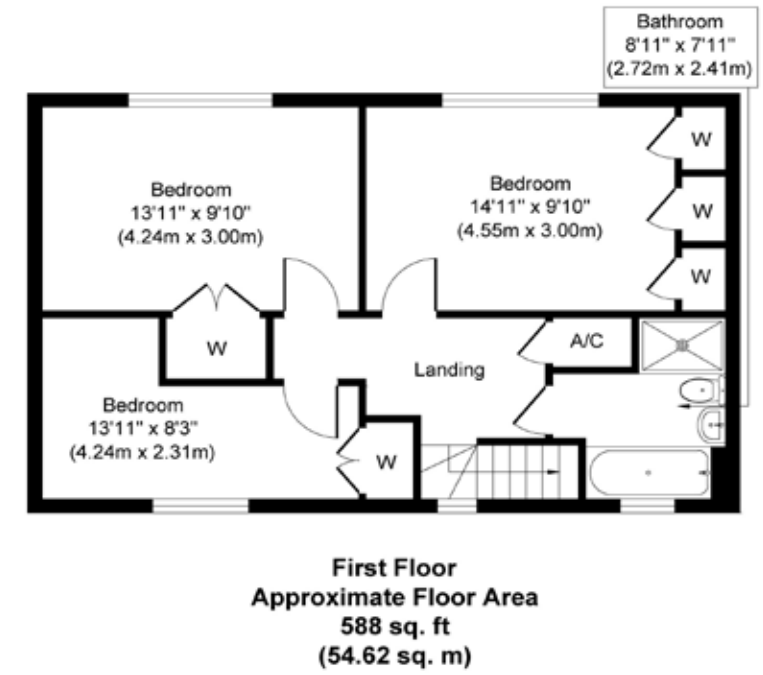
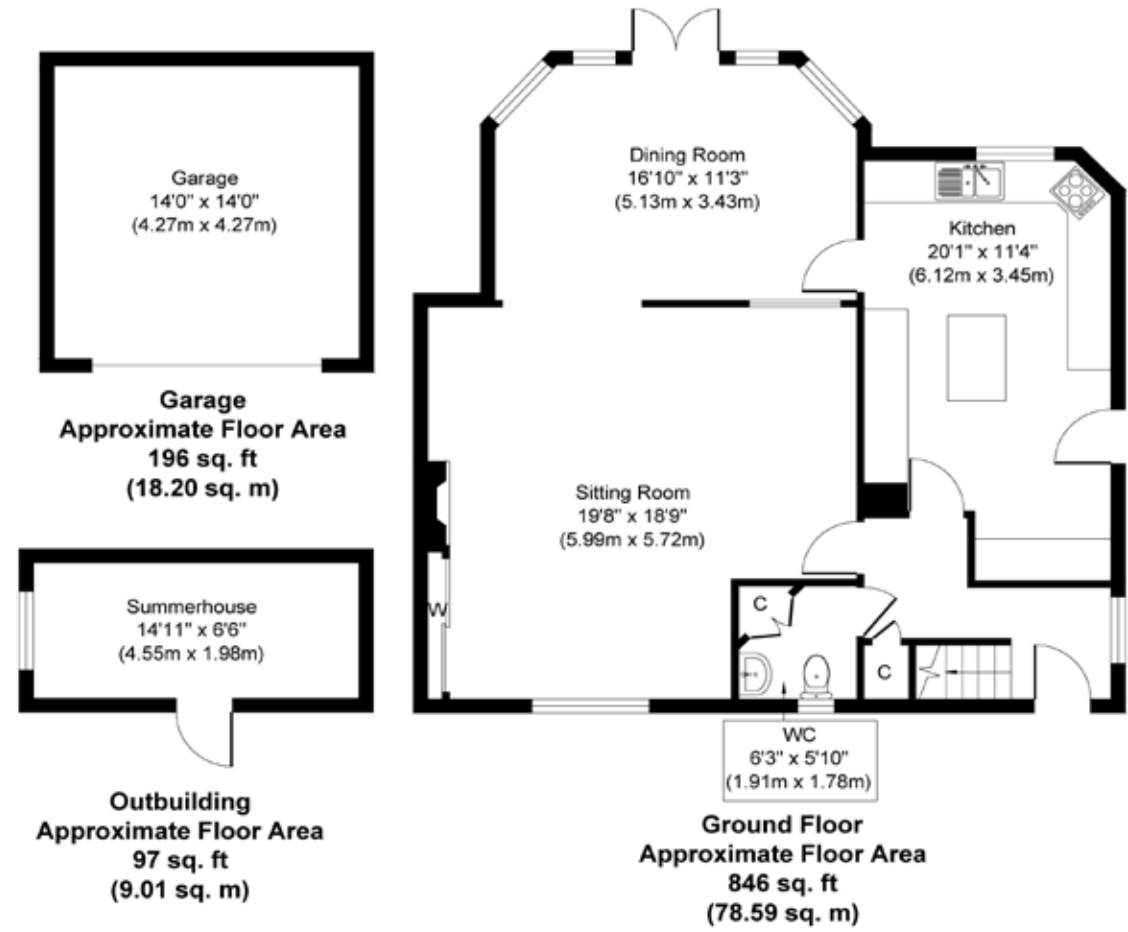


Outside and to the rear is a surprisingly large garden for a property that is so close to the village green. The garden is completely south facing and is patioed immediately off the back of the cottage then part lawned with a second patio to the rear which is shaded and has an almost Mediterranean feel to it. Indeed the owners have most loved using the cottage during the summer months particularly for its garden.



In a village as popular as Burnham Market parking spaces can be at a premium and garages are very rare indeed. Therefore it is highly unusual for a property that is located so close to the centre to have not one but both of these prized assets.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Burnham Market

THE JEWEL IN THE
NORTH NORFOLK CROWN

Treasured memories of family holidays, a day at the world-famous horse trials, or an afternoon browsing pretty boutiques—there are many ways to experience Burnham Market, the jewel of north Norfolk.

Located near the River Burn, the village is historically linked to Admiral Horatio Nelson, who lived nearby in Burnham Thorpe.

Refined elegance defines village life. Traditional homewares at Uttings, tasty treats at the Tuscan Farm Shop, Humble Pie Deli, or Gurneys Fish Shop—this place savors the finer things. Dining out is a joy with award-winning Socius offering British-inspired tapas, and NoTwenty9's bar and restaurant providing a relaxed spot for summer evenings.

Fashion thrives on the Champagne coast. For chic style, head to Anna's boutique, The Hat Shop for fancy headwear, Gun Hill Clothing Company for country attire, or Joules and Jack Wills for casual wear. For culture, explore Burnham Market's art galleries—the Fairfax Gallery and Pockocks the Artmonger. For self-care, well-being boutique Aura 37 offers sustainable brands. If you have little ones, visit Mable's with its pink frontage for pot painting or traditional sweets.

Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe, and Burnham Thorpe, boast some of the finest houses on the coast. Whether your dream is a Georgian classic, a traditional cottage, or a sleek contemporary house, this is a perfect place to discover your forever home.



Note from the Vendor



“We’re spoilt for choice when it comes to choosing which beach to visit.”



SERVICES CONNECTED
Mains water, electricity and drainage.

COUNCIL TAX
Band B.

ENERGY EFFICIENCY RATING
To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE
Freehold.

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SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins
more than a home
for the homeless

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Norfolk and
Waveney

 Cancer
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 East Anglian
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