



THE STORY OF

Rose Cottage

North Creake, Norfolk

SOWERBYS



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Rose Cottage

20-22 West Street, Norfolk
NR21 9LQ

Period Cottage

Two Inglenook Fireplaces

Two Reception Rooms

Kitchen Breakfast Room

Large Vaulted Conservatory and Dining Room

Four Double Bedrooms

Two Bathrooms

Ground Floor Shower Room

Snug/Bedroom Five

Garage

SOWERBYS BURNHAM MARKET OFFICE

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The large conservatory is a very peaceful spot for relaxing or enjoying some quiet time to read on a sunny day...

Having played host to a family for many years, Rose Cottage is a wonderfully welcoming home, full of character and space.

Originally two farm workers' cottages, it has evolved over the decades into the charming home we see today. Like any proper Norfolk house, it's entered from the back, through the conservatory - a bright, peaceful room, perfect for relaxing with a book or listening to the rain tap on the roof. It also doubles as a great entertaining space, ideal for dinner parties or family celebrations.

The ground floor is thoughtfully laid out for modern living, centred around a full-height entrance hall. To one side is a utility room and shower room, perfect after a winter walk around the village. Opposite is the generous kitchen/breakfast room. At the front of the house are two equally sized sitting rooms, both with exposed beams and original inglenook fireplaces providing cosy spots for films or family board games.

Leading off one of the sitting rooms is a more recent addition, used as a snug or ground floor bedroom for guests but also ideal as a home office. One of the most delightful aspects of the ground floor is how the rooms connect and flow, perfect for family life and children's laughter echoing from room to room.

Upstairs, the principal bedroom suite includes a dressing area and en-suite bathroom. There are two further double bedrooms, a bunk room, and a family bathroom, with an additional shower room downstairs.

Outside, the two-tiered rear garden includes a patio and BBQ area off the conservatory, and a private raised lawn beyond. There is off-street parking and a separate brick garage, ideal for bikes, kayaks and all you need to enjoy North Norfolk.

Rose Cottage has been in the same family for many years and has been lived in and loved. Now it's time for a new family to make their memories here.





First Floor
Approximate Floor Area
868 sq. ft
(80.68 sq. m)



Ground Floor
Approximate Floor Area
1285 sq. ft
(119.44 sq. m)

Garage
Approximate Floor Area
193 sq. ft
(17.97 sq. m)

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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North Creake

WHERE HISTORY MEETS COASTLINE
CHARM

An attractive village, North Creake is about three miles south of Burnham Market towards the market town of Fakenham.

The village lies on the River Burn and has a church, St Mary's, The Jolly Farmers pub, and a village hall which offers a post office service twice a week and is home to the Amateur Dramatic Society. About a mile to the north, Creake Abbey hosts an award winning farmers' market, along with shops, studios and the ruins of an Augustinian abbey founded in 1206.

North Creake is perfectly positioned for the coast with its long sandy beaches, walks and wildlife.

Nearby Burnham Market has much to offer too, perhaps a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets. Sample tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things.

Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.



Note from the Vendor



“Walking along Brancaster beach with the dog is very special, the beach is perfect for families and their four legged friends.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: 8901-0427-5122-0797-1803

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.

LOCATION

What3words: ///commit.cashew.boarding

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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