



THE STORY OF

Longwood Cottage

South Creake, Norfolk

SOWERBYS



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Longwood Cottage

6 Leicester Meadows, South Creake, Norfolk
NR21 9NY

Immaculately Presented with Light and
Bright Accommodation Throughout

Three Double Bedrooms

Shower Room and Bathroom

Original Period Features

Stylish Kitchen/Dining Room

Summer House

Hidden Away, in a Tranquil Setting

Wonderful Rural Views

Separate Utility Barn and Garden Shed

Ample Off-Street Parking

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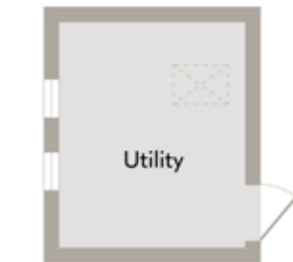
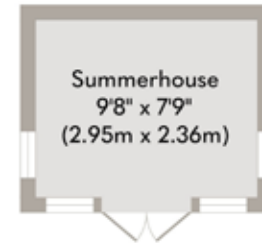
Situated on the fringes of South Creak, and one of a small cluster of dwellings, Longwood Cottage effortlessly combines contemporary style with period charm. Approached by an almost private drive, the first thing that strikes you as you approach this cottage is just how secluded it feels, particularly as it is a semi-detached home. Your eyes are immediately drawn to the views over the paddock and meadow off to the west on one side and the delightful summerhouse on the other, perfectly positioned to fully enjoy the afternoon and evening sun.

Having originally been owned by the Holkham Estate, Longwood Cottage has a very traditional Norfolk brick and flint exterior so, when you step inside, the sleek and stylish finish is somewhat of a pleasant surprise. To be able to create this while retaining the period features is such a rare delight and difficult to achieve. On the ground floor, there is a welcoming sitting room with log-burner for curling up in front of after a blustery winter's walk. There is also a contemporary kitchen/dining room with a door leading out to the west-facing patio. Additionally, there's a bathroom and WC. Step out of the kitchen through the french doors and across to the separate brick and flint outhouse, which has been converted into a very useful full-size utility and laundry room.

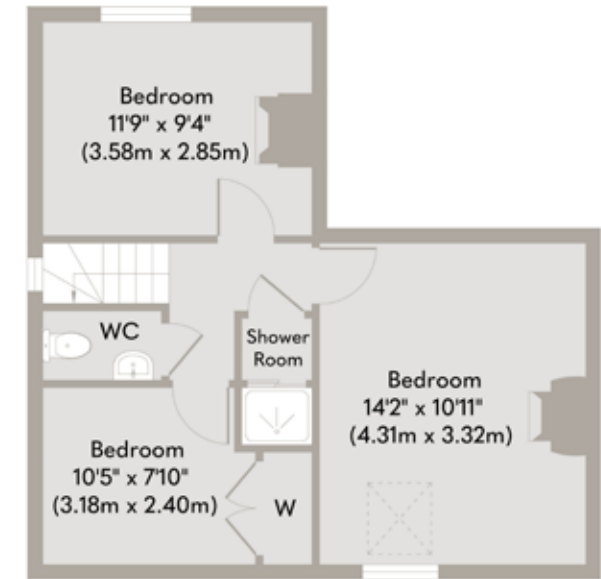
Upstairs there are three generous double bedrooms, two of which retain their original Holkham fireplaces, and the current owners have cleverly adapted the space to create an upstairs WC as well as a separate shower room.

The garden is west facing and as well as the pretty summerhouse, which could double as a home office, there is also a patio area that is positioned to properly enjoy the late afternoon summer sun with an ice cold drink in your hand.

This cottage has provided an idyllic home from home for the current owners for many years. They have loved its tranquillity, its privacy and most of all, those wonderful Norfolk sunsets over the meadows beyond.



Outbuilding
Approximate Floor Area
155 sq. ft
(14.40 sq. m)



First Floor
Approximate Floor Area
445 sq. ft
(41.35 sq. m)



Ground Floor
Approximate Floor Area
445 sq. ft
(41.35 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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View from the garden

“...tranquillity,
privacy and, most
of all, wonderful
Norfolk sunsets
over the meadows
beyond.”



AGENT'S NOTE

There has previously been planning permission granted for a two-storey extension, although this has now lapsed.

SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 3000-3454-0022-0599-3553

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: ///hired.published.breaches

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South Creake

A RURAL RIVER THROUGH THE HEART OF THE VILLAGE

A very popular rural village, South Creake has a pretty village green through which the River Burn runs. The village has a vibrant community and the busy village hall is home to many events. There's a children's play area, tennis courts and fishing lakes. The village is also home to The Yorke Trust - a charity which provides musical education to children and students who may not otherwise have this benefit.

South Creake is perfectly positioned for the beautiful North Norfolk coast, with Wells-next-the-Sea just six miles away. With its sandy beach and charming candy-striped huts, it makes for a perfect day at the seaside, whilst also being filled with cultural gems, delightful eateries and everyday essentials.

The market town of Fakenham is also only six miles away and provides a good range of shops and amenities, as well as a bustling weekly market and auction.

South Creake is about five miles from the village of Burnham Market which is located close to the mouth of the River Burn, and which has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

A refined elegance permeates every aspect of this village's life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. For amenities, Burnham Market Stores is well-stocked and The Post Office, Burnham Motors Garage, and the petrol station are all also very useful. Eating out is a joy with award winning Socius serving a British-inspired tapas menu, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.



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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