



THE STORY OF

Cross House

North Creake, Norfolk

SOWERBYS

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North Creake, Norfolk
NR21 9JZ

Substantial Detached House

Four Double Bedrooms

En-Suite Plus Two
Further Bathrooms

Four Reception Rooms

Stunning Country Views

Accommodation Reaching
Approximately 2,638 Sq. Ft.

Situated On a 0.75
Acre Plot (STMS)

Off Street Parking
for Several Cars

SOWERBYS BURNHAM MARKET OFFICE

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With stunning countryside views to both the east and west, Cross House enjoys an enviable position within the village.

Hidden behind mature, well-established boundary hedges, the property is largely concealed until you enter the grounds. At over two and a half thousand square feet, it is undoubtedly a large home, yet thanks to the size of its gardens, it sits proportionately within them. A product of 1970s architecture, the house's layout - with a few minor adjustments such as opening up the dining room to the kitchen - works just as well for modern family living.

On the ground floor, there is an abundance of entertaining space, with two reception rooms and an office, as well as a separate self-contained one-bedroom annexe in the single-storey section of the house.

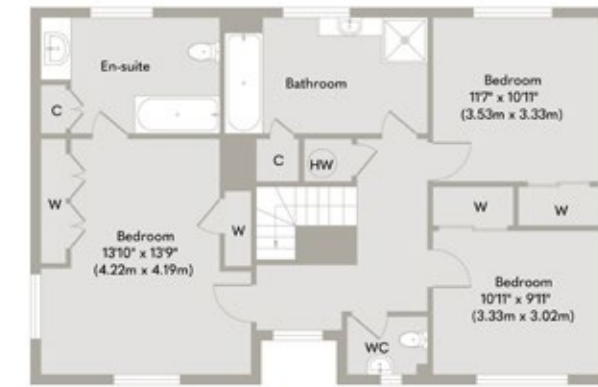
Upstairs, there are three double bedrooms, with the principal bedroom featuring an en-suite shower room, while the other two share a family bathroom.

Outside, the garden is divided into three distinct sections. Immediately to the rear of the house is a patio area with steps leading up to the west-facing lawned garden; then comes the original horticultural section; and at the northern end lies the orchard - each neatly separated by mature hedging.

The exterior aesthetic could easily be made more traditional with the application of some flint, and the house does require updating throughout. However, finding a home with such a large and mature garden and those extraordinary views is a rarity in North Norfolk.

Cross House was a much-loved home for many years; its proximity to the coastal golf courses and all that Burnham Market has to offer made it an idyllic place to retire to, and the garden was the icing on the cake.





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 Sowerbys



“...finding a home with such a large and mature garden and those extraordinary views is a rarity in North Norfolk.”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref: 7435-6024-4400-0479-9292

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: ///owners.cooking.workroom

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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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