



Burnham Road
North Creake

SOWERBYS

Upon arrival to the cottage, prospective tenants are immediately welcomed in to the cosy sitting room. Boasting versatile dimensions for traditional furnishings, the sitting room is complete with an operational wood burner, ready to be enjoyed whilst relaxing after a day of exploring the nearby countryside and coastline.

Beyond the sitting room, the traditional country style fitted kitchen is home to an abundance of both cupboard and worktop units. The kitchen is offered with an integral electric oven, hob, washing machine and under counter fridge freezer. Completing the ground floor accommodation is a conservatory, which bathed in natural light, enjoys an aspect of the beautifully landscaped garden.

Stairs in the sitting room lead prospective tenants to the first floor bedroom and bathroom accommodation. The principal bedroom within the cottage is a spacious double room which benefiting from a fitted cupboard enjoys an uninterrupted picturesque aspect of the neighbouring countryside. The second bedroom, a single room could alternatively be utilised as a dressing room or as an office/study for those working remotely. Complementing the bedrooms, the contemporary shower room features a shower, wash basin, WC and a wall mounted cupboard.

Externally the property benefits from a neighbouring gravel driveway which provides off road parking for two vehicles. The beautifully landscaped private enclosed rear garden features a generous raised patio area, a low maintenance lawn & an array of mature shrubbery.

The property is available now on an initial 12 month tenancy.

NORTH CREAKE

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.

AGENTS NOTE

No pets.

Available now.

Furniture optional.

Gas central heating.

12 month initial tenancy.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///round.goofy.wiping](https://www.what3words.com/round-goofy-wiping)



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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

