



Shammer Lane,  
North Creake

**SOWERBYS**

Upon arrival to the cottage, prospective tenants are immediately welcomed in to an entrance porch which leads to the generous ground floor accommodation beyond.

Home to an abundance of both cupboard & worktop units, the kitchen provide access to the ground floor cloakroom with a wash basin & WC. The fitted kitchen, offered with an integral electric oven/hob, has space for a fridge freezer & a washing machine.

Neighbouring the kitchen, prospective tenants will find a dining room, ideal for entertainment & reception throughout all times of the day. Completing the ground floor accommodation is a cosy sitting room which featuring an operation wood burner provides versatile dimensions for all desired furnishings.

Stairs in the dining room lead to the first floor bedroom & bathroom accommodation.

The primary bedroom within the cottage is a spacious double room enjoying an aspect of the private enclosed garden. The second bedroom, another comfortable double room could be utilised as an office/study for those working remotely. Complimenting the bedrooms, the bathroom comprises a shower, bath tub, wash basin & WC.

Externally, the cottage is approached via private driveway providing parking for up to three vehicles. The surrounding enclosed garden features low maintenance lawns, a wealth of mature shrubbery & a brick built outhouse.

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 NOTES**

No Pets

Unfurnished

Available Now

Oil Central Heating

12 Month Initial Tenancy

#### **COUNCIL TAX**

Band B.

#### **ENERGY EFFICIENCY RATING**

D. 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](https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number) and enter in the reference number.

#### **LOCATION**

What3Words: [///cushy.proposes.calculate](https://www.what3words.com/#!/en/cushy.proposes.calculate)





# 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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

