



Introducing
Wringate Farmhouse, North Creake

SOWERBYS

Upon arrival at the property, prospective tenants are immediately welcomed into a grand entrance hall that leads to the expansive ground floor accommodation.

The country-style fitted kitchen, featuring a wealth of cupboard and worktop units, offers designated space for all traditional white goods. Separate from the kitchen, there is a utility room with plumbing for a washing machine and tumble dryer.

Flooded with natural light, the cosy sitting room provides the ideal spot for relaxing during the upcoming autumn and winter months. The reception space extends further into a formal dining room, perfect for entertaining at any time of day.

The third bedroom within the farmhouse is located on the ground floor. This spacious double room benefits from a walk-in dressing area, which could alternatively be used as an office or study for those working remotely. Completing the ground floor accommodation is a cloakroom with shower, wash basin, and WC.

Stairs from the entrance hall lead to the first-floor bedroom accommodation.

The principal bedroom is a generous double room benefiting from dual fitted wardrobes, along with the luxury of an en-suite comprising a bathtub, wash basin, and WC. The second bedroom is another comfortable double room, also benefiting from an en-suite featuring a bathtub, wash basin, and WC.

Externally, the gravel driveway provides parking for up to four vehicles. The private, enclosed gardens feature low-maintenance lawns, brick-built outhouses, and an array of mature shrubbery.

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.

AGENT'S NOTE

Unfurnished.

Available now.

Oil central heating.

Pets by negotiation.

12 month initial tenancy.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. 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: ///fleet.polo.graph



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

