



THE STORY OF

# Fen Willows

*Southgate, Norfolk*

SOWERBYS





THE STORY OF

# Fen Willows

Southgate, South Creake, Norfolk  
NR21 9PA

---

Immaculate Detached Residence

Set in 0.83 acres (STMS)

Five Large Bedrooms

Three Bathrooms Including Two En-Suites

Field Views to the East and West

Garage and Workshop with an  
Adjoining Gardeners Lavatory

Substantial Principal Bedroom with En-  
Suite, Dressing Room and Juliet Balcony

Shaker Style Kitchen with AGA

Separate Utility Room

Extremely Successful Holiday Let

---

**SOWERBYS BURNHAM MARKET OFFICE**  
01328 730340  
[burnham@sowerbys.com](mailto:burnham@sowerbys.com)







Situated in an enviably peaceful position within the North Norfolk village of South Creak, Fen Willows is an exceptional detached residence that perfectly balances elegant country living with modern comfort. Set within beautifully maintained grounds of 0.83 acres (STMS), this immaculate home enjoys uninterrupted field views, landscaped gardens and an atmosphere of complete tranquillity.

Approached via a gated driveway with ample parking, the property also benefits from a garage and adjoining workshop with an additional gardeners lavatory, making it as practical as it is beautiful. The gardens have been thoughtfully designed to make the most of the changing light throughout the day. The immaculate east-facing front garden welcomes the morning sun, while the expansive west-facing rear terrace provides the perfect setting for al fresco dining, summer barbecues and relaxing evenings watching the sun set across the surrounding countryside.

At the heart of the home is a truly impressive open-plan kitchen, dining and living space, designed for both everyday family life and effortless entertaining. The stunning vaulted ceiling creates a wonderful sense of space within the sitting area, while French doors on both the south and west elevations seamlessly connect the interior with the extensive patio and gardens beyond. The charming Shaker-style country kitchen, complete with an AGA, combines timeless character with practicality, complemented by a separate utility room.

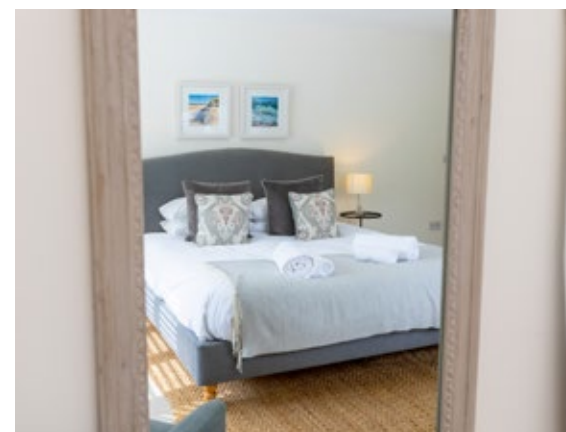




Soaring vaulted ceilings  
create a spectacular focal  
point for light.







The accommodation is both generous and versatile, offering five spacious double bedrooms. Three are conveniently positioned on the ground floor, including a guest bedroom with its own en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom. Adjacent to the downstairs shower room is an additional room that could be used as a fifth bedroom, a practical home office, or a cosy snug. Occupying the entire first floor, the luxurious principal suite provides a peaceful retreat, featuring a generous en-suite bathroom, an impressive walk-in wardrobe and a west-facing Juliet balcony where spectacular sunsets and far-reaching rural views can be enjoyed from the comfort of your own bedroom.

Outside, the beautifully landscaped gardens flow effortlessly into grass paddocks, creating an idyllic setting that embraces the surrounding Norfolk countryside. Whether enjoying quiet mornings with coffee overlooking the fields, entertaining family and friends on the terrace, or simply appreciating the peace and privacy, Fen Willows offers an exceptional lifestyle in one of North Norfolk's most desirable villages.

In addition to its appeal as a permanent family home or luxurious countryside retreat, Fen Willows has also proven to be an exceptionally successful holiday let, offering an attractive opportunity for those seeking a home with an established income stream.

A rare combination of quality, space, privacy and location, Fen Willows presents an outstanding opportunity to enjoy the very best of North Norfolk living.

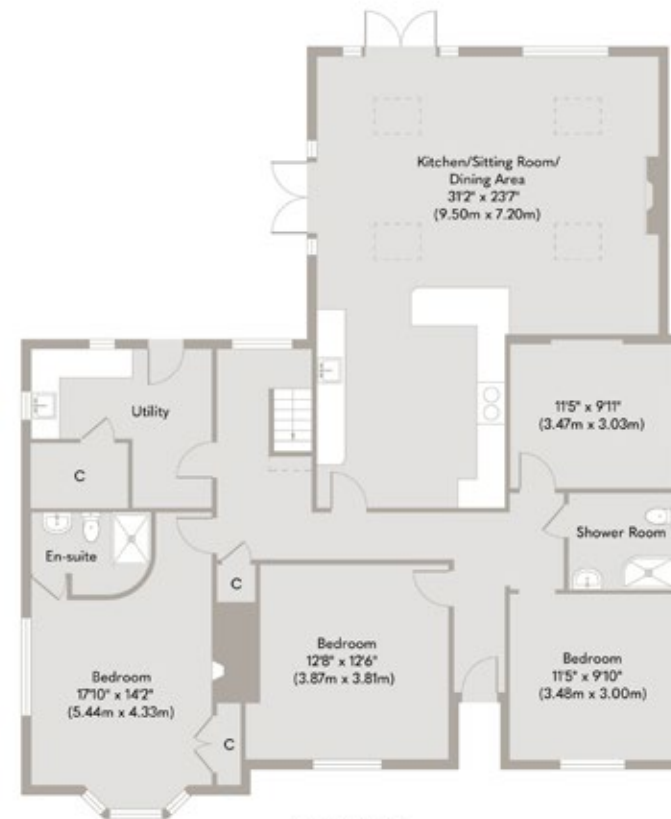








First Floor  
Approximate Floor Area  
597 sq. ft  
(55.50 sq. m)



Ground Floor  
Approximate Floor Area  
1753 sq. ft  
(162.86 sq. m)



Outbuilding  
Approximate Floor Area  
259 sq. ft  
(24.10 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



# 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, fishing lakes and a football team. The village pub - The Ostrich - has recently reopened after refurbishment, and within the village is a popular cake stall as well as a fruit and veg stand. 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.



*Note from Sowerbys*



“Beautifully landscaped gardens that flow effortlessly into grass paddocks.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

D. Ref - 0859-3957-4202-9815-2204

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: ///decent.sues.exotic

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

