



THE STORY OF

# Riverside Barn

*South Creake, Norfolk*

SOWERBYS



THE STORY OF

# Riverside Barn

5 Manor Farm Barns, Burnham Road, South Creake, Norfolk  
NR21 9JG

---

Detached Single Story Barn Conversion

Four Double Bedrooms

Three Bathrooms

Two Reception Rooms

Underfloor Heating

Countryside Views

Beautifully Presented

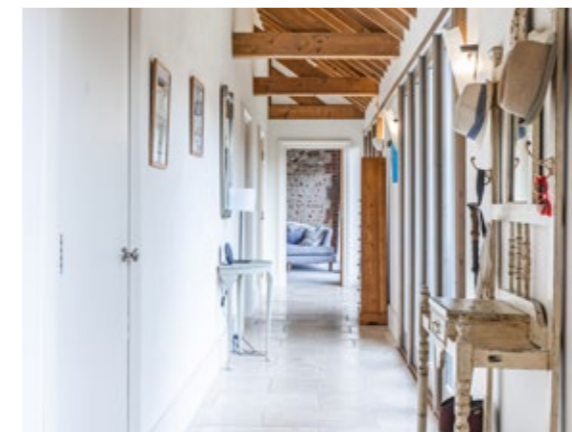
Off Street Parking

---

**SOWERBYS BURNHAM MARKET OFFICE**

01328 730340

[burnham@sowerbys.com](mailto:burnham@sowerbys.com)



Quietly positioned to the rear of this discreet and beautifully curated barn complex, Riverside Barn is a substantial, detached, single-storey Victorian barn conversion, presented in excellent condition throughout and offering a rare blend of character, space and setting. The barn is thoughtfully arranged into two wings, united by an impressive full-height entrance lobby that immediately sets the tone. To the southern wing, the living and entertaining spaces flow effortlessly, centred around a magnificent kitchen dining room that forms the true heart of the home. With its flagstone flooring, double-height ceiling, exposed oak beams and an ever-appealing Aga, this is a space designed as much for everyday living as it is for relaxed entertaining.

From the dining area, a pair of oak double doors open into the reception room, where exposed brickwork, oak floorboards and a central log burner create a warm and welcoming atmosphere. Two sets of French doors lead directly out to the west-facing garden, ensuring the room is bathed in natural light.

The second wing provides calm and comfortable accommodation, comprising of four double bedrooms. The principal bedroom is a sumptuous suite with a large en-suite bathroom, while the remaining three bedrooms are served by a well-appointed family bathroom and a walk-in shower room, offering excellent flexibility for family and guests alike.

Outside, the garden wraps around the property and is predominantly laid to lawn, with the delightful River Burn gently flowing along the western boundary. To the front, a generous gravelled driveway provides ample parking for several vehicles. Riverside Barn is finished to a high standard throughout, set within an idyllic countryside location with open farmland views, yet conveniently close to all that this highly regarded part of North Norfolk has to offer.



Things we've loved about living here include the quiet setting, the abundance of countryside wildlife, and how easy the property is to maintain.





Approximate Floor Area  
 2253 sq. ft.  
 (209.31 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

# 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 the Vendor



“A unique aspect of this property is its history as a former blacksmith's workshop and farm vehicle store..”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating and underfloor heating.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref:- 8191-7126-6130-2584-4992

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: ///hits.vibe.arise

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

