



THE STORY OF

Foxhill House

South Creake, Norfolk

SOWERBYS



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South Creake, Norfolk
NR21 9PE

Detached Georgian Style Modern Home

Built Circa 10 Years Ago

Off Street Parking

Three Bedrooms

Two Bathrooms, Including En-Suite to the Principal Bedroom

Energy Efficient Home with EPC Rating of C

Underfloor Heating to the Ground Floor

Sold with No Onward Chain

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Foxhill House brings a distinctly elegant feel to village living, combining the charm of a pretty Georgian-style fronted exterior with the ease and comfort of a modern home. Built around ten years ago, this three-bedroom detached house has been thoughtfully designed, with excellent reception spaces, generous bedrooms and a lovely connection to the garden.

The kitchen and dining room form the natural heart of the house. The bespoke kitchen has an excellent amount of work surface, together with a generous island with barstools on the opposite side, making it a wonderfully sociable space for cooking, chatting and entertaining. A large dining table sits alongside, creating a room that can comfortably accommodate everything from relaxed family breakfasts to long dinners with friends. Underfloor heating runs throughout the ground floor.

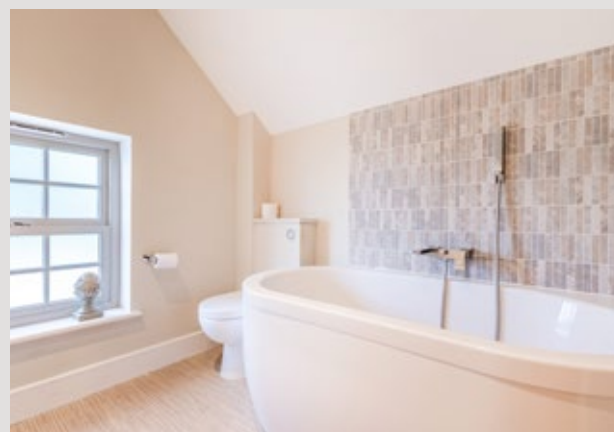
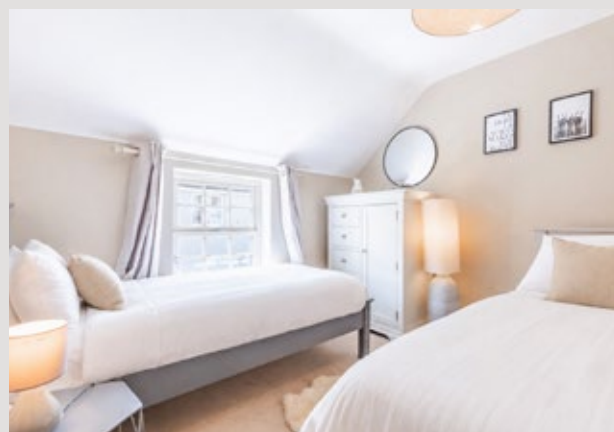
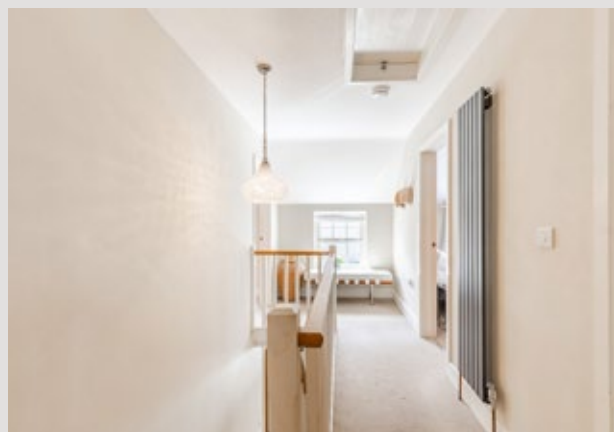
The sitting room offers a quieter contrast, with a freestanding wood-burning stove providing a handsome centrepiece and a cosy focal point for evenings at home. French doors open directly onto the garden, creating an easy connection with the outside.

Upstairs, the principal bedroom has its own ensuite, while bedrooms two and three are served by the family bathroom. The house also benefits from an EPC rating of C and an air source heat pump, offering excellent energy efficiency and lower running costs.



Locally, we are spoilt for choice. Burnham Market is ideal for shopping and dining, while Holkham Beach is lovely for long walks.



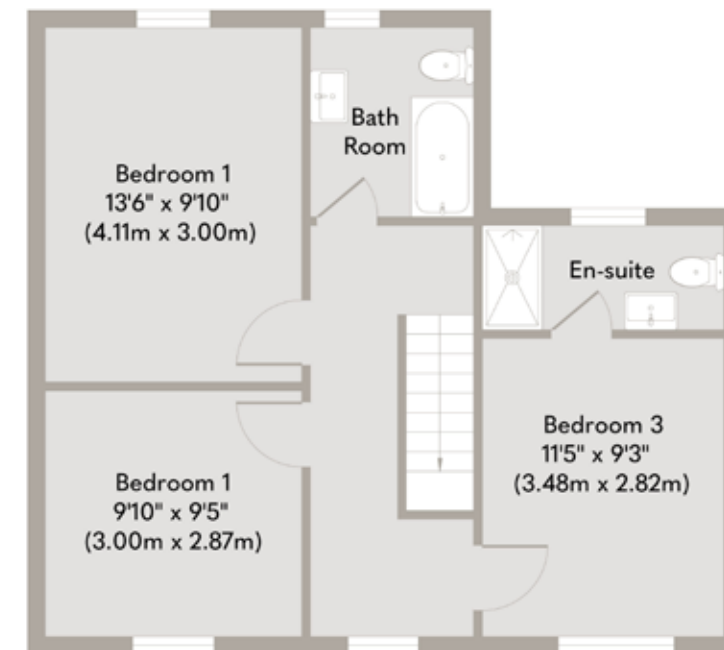


Outside, the garden provides a lovely private space to enjoy throughout the warmer months, with the French doors making it feel very much part of the living space.

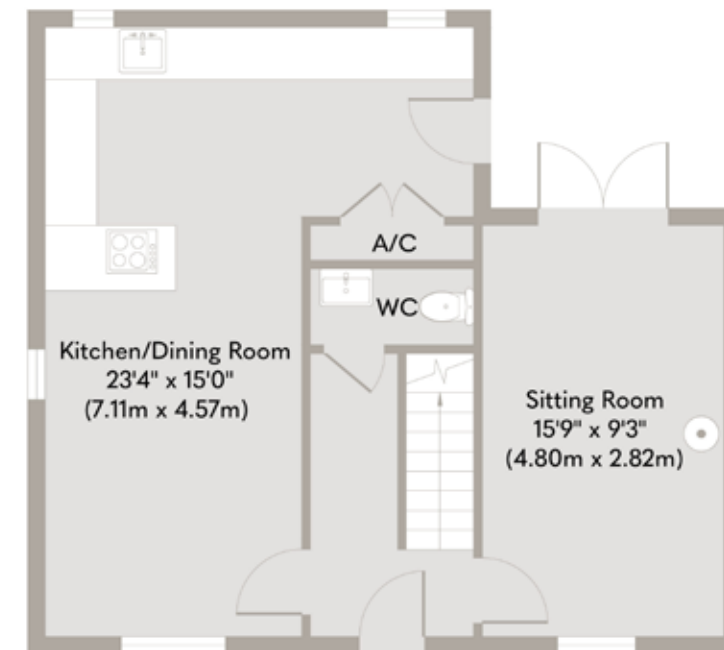
South Creake is ideally placed for enjoying North Norfolk, with Burnham Market less than ten minutes away and the coast, Holkham and Wells all within easy reach. The village also provides a peaceful base from which to explore the surrounding countryside and coast.

With its elegant Georgian-inspired frontage, sociable kitchen and dining space, cosy sitting room and excellent energy credentials, Foxhill House is a beautifully considered modern home in a highly desirable North Norfolk setting. The property is offered for sale with no onward chain





First Floor
Approximate Floor Area
534 sq. ft
(49.60 sq. m)



Ground Floor
Approximate Floor Area
534 sq. ft
(49.60 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.

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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



“Although this is a new build, it has the look and feel of a period property.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump.

COUNCIL TAX

Property is currently unbanded due to being a holiday let.

ENERGY EFFICIENCY RATING

C. Ref:- 5536-2428-2600-0974-5292

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: ///putts.dices.couple

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SOWERBYS

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