



Field View
64 West Street | North Creake | Norfolk | NR21 9LQ

 FINE & COUNTRY

A PERFECT RETREAT



A beautifully renovated end-of-terrace brick and flint cottage in the heart of North Creake, offering character, comfort and uninterrupted views across open countryside.

All within easy reach of Burnham Market and the North Norfolk coast.

This charming cottage would make an ideal first-time purchase, holiday home or investment opportunity.



KEY FEATURES

- A Charming End-of-Terrace Brick and Flint Cottage in the Village of North Creake
- Sympathetically Renovated with High-Quality Finishes Throughout
- South-Facing Sitting Room with Wood-Burning Stove & Oak Flooring
- Well-Appointed Kitchen with Oak Worktops & Geometric Tiled Floor
- Generous Double Bedroom with Countryside Views and En-Suite Bathroom plus Ground Floor Shower Room
- Brick & Flint Outbuilding to Rear & Sunny Seating Area to Front
- Superb Location 3 miles from Burnham Market and Close to the North Norfolk Coast
- The Accommodation extends 603sq.ft
- Energy Rating: D

A compelling opportunity to acquire an immaculately presented one-bedroom cottage in one of North Norfolk's most sought-after villages, offering a rare combination of character, modern efficiency and an outstanding setting.

Quintessentially Norfolk

"We were first drawn to the property as it is a quintessential North Norfolk brick and flint cottage, in a great setting with lovely views across open countryside and just a few minutes' drive to the coast," the owners said when asked what first attracted them to the property. 64 West Street forms part of an attractive terrace in North Creake, a village with a history rooted in the agricultural landscape of the River Burn valley. The cottage is estimated to date from the early twentieth century and is built in the classic Norfolk tradition of knapped flint with red brick quoins and dressings beneath a pantile roof – a vernacular style that defines so much of this corner of England. The current owners purchased the property when it required comprehensive renovation and have transformed it into a beautifully appointed home, retaining its essential cottage character while introducing modern comforts and energy-efficient technology.

Compact, Perfectly Formed

"The cottage is very pretty, a lovely soft tone to the brick and flint, south-facing so lots of light to the sitting room and master bedroom," the owners said. It is the combination of that architectural charm with the practical upgrades beneath the surface – the heat pump, the new roof, the two bathrooms – that makes this property so well-suited to modern life. "It is unusual in a cottage of this size to have both the convenience of a ground floor shower room and the luxury of an upstairs bathroom," the owners added, and it is easy to see why the property delivers more than its modest footprint might suggest. The south-facing orientation ensures the sitting room and principal bedroom are bathed in light for much of the day, and the views across open farmland provide a tranquillity that is increasingly difficult to find. "The cottage is the perfect Norfolk bolthole for a couple, compact but perfectly formed," the owners reflected.





KEY FEATURES

Step Inside

Entry is through a practical side porch, providing exactly the kind of useful space a Norfolk cottage demands – somewhere to shed muddy boots and waterproofs after a walk across the surrounding farmland. From here, the fitted kitchen opens ahead, with slate-blue cabinetry, oak worktops and a striking geometric-patterned tiled floor. Reclaimed timber door frames add warmth and a sense of craftsmanship, while a stable-style door leads out to the side approach. Beyond the kitchen, the ground floor bathroom provides a modern shower room. The sitting room runs across the full width of the front of the cottage and is the heart of the home. South-facing, it benefits from generous natural light throughout the day, with oak floorboards underfoot and a wood-burning stove set within a fireplace alcove. A dining table and chairs can be positioned neatly to one side, while the room is wide enough to accommodate relaxed seating without feeling cramped. Stairs rise from the sitting room to the first floor, where the double bedroom occupies the full width of the main part of the cottage. It is a generous and airy room with good proportions and views that carry across the fields. A doorway leads through to the en-suite bathroom, a well-appointed room fitted with a freestanding bath and creating the feeling of a proper master suite – an arrangement, as the owners rightly observe, that is highly unusual in a cottage of this scale.

Improvements and Refinements

Since acquiring the property, the owners have carried out a thorough programme of renovation and modernisation. An air source heat pump has been installed, replacing the previous oil-fired heating and significantly improving the property's energy credentials. The roof has been re-felted and the tiles re-laid, providing long-term structural reassurance. Internally, the kitchen has been redesigned and fitted to a high standard, the ground floor bathroom has been completed to a contemporary specification, and the en-suite bathroom – incorporating a freestanding bath – has been created at first floor level. Throughout the cottage, reclaimed timber detailing, bespoke joinery and carefully chosen finishes give the interior a considered and individual character.

The Outside

The front of the cottage enjoys a sheltered seating area, well-placed to catch the sun through much of the day and the wonderful unhindered field views across the lane. While to the rear there is the added benefit of a brick and flint outbuilding – in keeping with the character of the cottage and, as the owners note, perfect for storage. "The cottage is at the end of a very pretty terrace, with a sun-drenched seating area to the front," the owners said. "We have the added benefit of a brick and flint outbuilding in the garden, perfect for storing bikes and bits and pieces for days at the beach."

















INFORMATION



On The Doorstep

An attractive village set in gently rolling countryside on the River Burn, North Creake is around 3 miles south of Burnham Market and just under 5 miles from the North Norfolk coast, making it ideally placed for beaches, coastal walks and sailing. Within the village there is a substantial Anglo-Catholic parish church dedicated to St Mary the Virgin, The Jolly Farmers public house and a village hall that provides post office services on Wednesdays and also hosts a range of community activities. Just to the north lies Creake Abbey, a popular destination with the highly recommended Barn Café, independent shops and studios, as well as an award winning monthly farmers' market on the first Saturday of each month and named a Champion in the East of England in the Countryside Alliance Awards 2025. Another popular destination is the atmospheric ruins of the Augustinian abbey founded in the early thirteenth century which stands in 40 acres of idyllic Norfolk countryside. A wonderful area to enjoy, from the ease of access to the different seaside towns, Brancaster Golf Club, the local pubs in North Creake and the neighbouring villages, easy access for travel and some wonderful dog walks - with appeal for both permanent living and holidays.

How Far Is It To?

North Creake lies approximately 8 miles north of Fakenham where there is access to shopping, schooling and services, and regular bus connections run between the town and the coastal villages. The cathedral city of Norwich with its cultural attractions, university and airport, is approximately 34 miles by road, usually around an hour's drive, while key routes including the A148, A149 and A47 connect the area to the wider Norfolk and East Anglia road network. The nearest mainline rail services are to be found at both King's Lynn and Norwich, with trains from King's Lynn running to London King's Cross and from Norwich to London Liverpool Street.

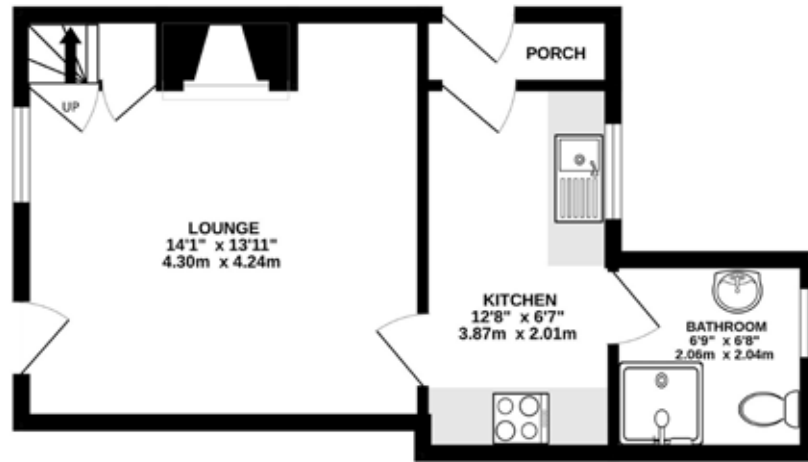
Directions

From Fakenham, take the B1355 north towards North Creake. Continue through Sculthorpe and then South Creake for approximately 6.7 miles, and on towards North Creake. On entering the village of North Creake, turn left into West Street and continue for 0.1 mile; the property will be found on the righthand side.

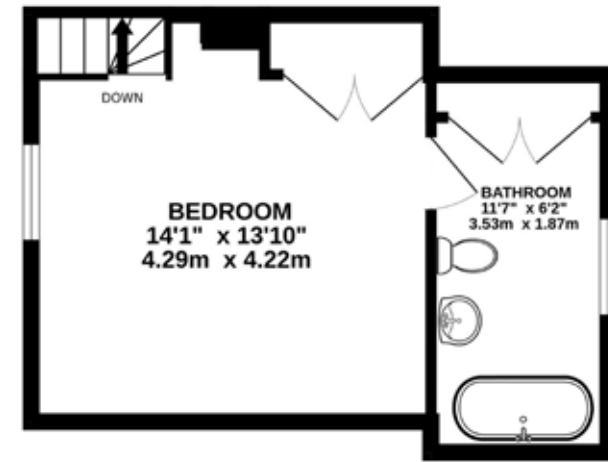
Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn And West Norfolk - Council Tax Band: B
Freehold

GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|--------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 30 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-54) | F | | |
| (1-10) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive | |

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