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THE STORY OF
Wyatts Great Barn

South Creake, Norfolk

SOWERBYS



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Wyatts Great Barn

Leicester Square Farm, South Creake,
Norfolk, NR21 9NX

Stunning Grade II Barn Conversion

Four Double Bedrooms

Four Bathrooms

Vaulted Ceiling

Two Reception Rooms

Sumptuous Bedroom Suite

Large Kitchen/Dining Room

Private West Facing Garden

Three Bay Garage and Parking

Secluded and Private Setting

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com





Approached along a grand, tree-lined Avenue, Wyatts Great Barn stands as an elegant testament to Samuel Wyatt, one of the 18th century's most notable architects. Built in the same year the French Revolution began, it forms the centrepiece of a pioneering model farm complex and remains an exceptional example of historic design reimagined for modern living.

Converted around 30 years ago and meticulously updated by the current owner, the barn is presented in immaculate, refined condition throughout. Entry is via the spectacular full-height glazed cart entrance or, more informally, through the rear boot room linking the gardens and garage. The ground floor flows beautifully, centred around a Kitchens Etc. farmhouse kitchen with dining area, walk-in pantry, and adjoining entrance lobby that doubles as a relaxed living space. Practicalities are well covered with a laundry, utility room, boot room and guest WC. Two ground-floor double bedrooms, one with an en-suite, the other served by a separate shower room, offer flexibility for guests or single-level living.





A staircase rises from the entrance hall to the generous principal suite on the first floor. Occupying the southern end of the building it includes a substantial double bedroom, large en-suite bathroom and an impressive dressing room with floor-to-ceiling fitted wardrobes. The remainder of the first floor opens into the barn's truly breathtaking formal reception space. Double-height with exposed beams, brickwork, elegant plaster detailing and an imposing central fireplace, it is an extraordinary room in both scale and atmosphere. A double staircase leads to a large double bedroom with sumptuous en-suite while at the other end a cast-iron spiral staircase accesses a further mezzanine room via a gantry.

Outside, a gravelled drive and V-shaped front lawn capture the morning sun, while french doors from the entrance lobby open onto a wonderfully private, southwest-facing garden of lawn and terrace. To the rear lie four parking spaces and a triple garage.

Wyatts Great Barn is not only a striking architectural landmark but also one of North Norfolk's most impressive barn conversions to come to market in many years, it offers heritage, scale and refined rural living all in perfect harmony.



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 Sowerbys



The entrance to Leicester Square Farm

“...heritage, scale and refined rural living all in perfect harmony.”



SERVICES CONNECTED

Mains electricity and water. Drainage to sewage treatment plant. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II Listed.

TENURE

Freehold.

LOCATION

What3words: /// congratulations.access.summer

AGENT'S NOTE

The property is Grade II Listed.

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

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.



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