THE STORY OF

58 West Street

North Creake, Norfolk

SOWERBYS

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58 West Street

North Creake, Norfolk
NR21 9LQ

Victorian Cottage in a Coveted Norfolk Setting

Rich in Character with Exposed Beams and Pamment Tiles

Two Bedrooms and Two Bathrooms

Wood-Burning Stove for Cosy Winter Evenings

Generous Garden and Sheltered Entertaining Terrace

Private Off-Street Parking

Far-Reaching Rural Views

Situated in the Desirable Village of North Creake

Close to the North Norfolk Coast

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No. 58 West Street is a charming Victorian Norfolk cottage that perfectly captures the character of a traditional rural home.

Located on the western side of North Creake, this former farm labourers' cottage retains its period charm while offering warmth and comfort throughout. Inside, original red pamment tiles and exposed beams create an authentic country feel.

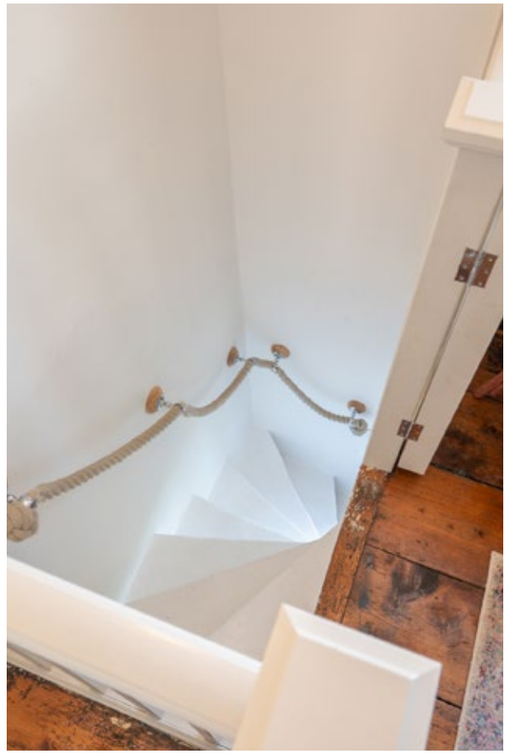
The cosy reception room features a wood-burning stove, making it an inviting space for winter evenings. The open plan kitchen dining room is practical and sociable, with space for family meals and relaxed entertaining.

A useful ground floor extension provides a bunk room, shower room, and separate WC, offering flexible additional accommodation.

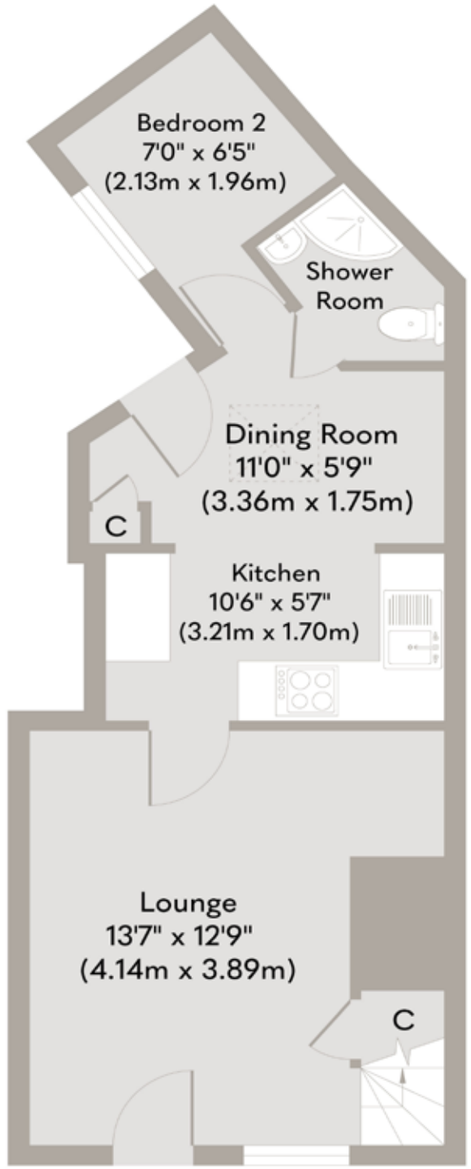
Upstairs, the principal bedroom enjoys wide floorboards and far-reaching countryside views, complemented by a spacious en-suite bathroom.

To the rear, the property benefits from off-street parking for at least two vehicles and a generous garden. The outdoor space includes a lawn, a sheltered patio beneath a gazebo for dining, and a large shed suitable for bikes, kayaks, and storage.

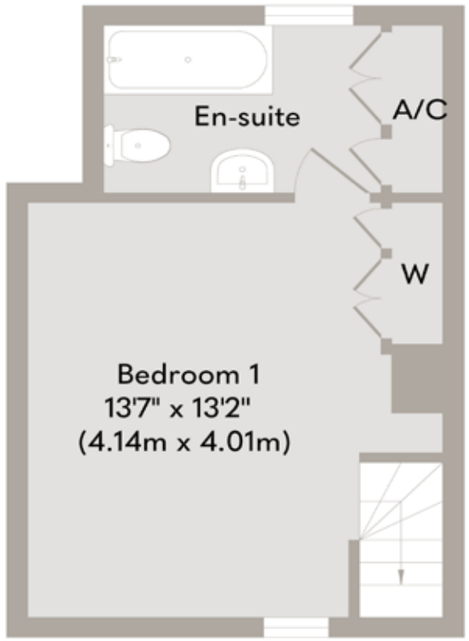
Lovingly enjoyed as a family home for three generations, No. 58 West Street now offers a rare opportunity to enjoy a characterful cottage in a sought-after North Norfolk location.



A charming blend of historic character and practical family living.



Ground Floor
Approximate Floor Area
355 sq. ft
(33.00 sq. m)



First Floor
Approximate Floor Area
243 sq. ft
(22.50 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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Burnham Market

THE JEWEL IN THE NORTH NORFOLK CROWN

Burnham Market is one of North Norfolk's most vibrant and historic coastal villages, located around 27 miles north-west of Norwich, 5 miles east of Brancaster, and just a short drive from the sandy beaches of Holkham and Brancaster. Known for its charming period architecture and lively community, the village blends boutique shopping, fine dining, and countryside tranquillity.

At the heart of the village are three historic squares, the Central, North and South Squares, lined with independent shops, galleries, cafés, and renowned restaurants, creating a thriving hub for locals and visitors alike. Regular farmers' markets, art fairs and seasonal events foster a strong sense of community while supporting local businesses and artisans.

Burnham Market is ideal for outdoor living and leisure. The surrounding countryside, coastal paths, and nearby Holkham Estate offer extensive opportunities for walking, cycling, and horse riding, while the North Norfolk Coast, including Brancaster, Burnham Deepdale, and Holkham Beach, provides access to sailing, birdwatching, and wide sandy beaches.

With a lifestyle defined by heritage, independent retail, cultural vibrancy, and coastal proximity, Burnham Market appeals to families, second-home owners, and anyone drawn to the combination of village charm, country calm, and seaside living.

Note from Sowerbys

"A peaceful Norfolk hideaway designed for relaxed rural living."

SERVICES CONNECTED
Mains electricity, water and drainage. Electric heating.

COUNCIL TAX
Band A.

ENERGY EFFICIENCY RATING
E. Ref:- 6636-0825-3600-0551-2296

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: ///consonant.strides.falls

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

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