



INTRODUCING

Creake Barn

South Creake, Norfolk

SOWERBYS



THE STORY OF

Creake Barn

Back Street, South Creake, Norfolk
NR21 9PG

Full Planning for a Stunning
Three Bedroom House

Beautifully Positioned within a
Well-Established Walled Garden

Contemporary New Build Design

Private Gated Entrance

Striking Glass Atrium

Generous Open Plan Kitchen,
Dining and Seating Area

Two Lantern Windows
and Bi-Fold Doors

Ground Floor Double Bedroom

Principal Bedroom Suite with
Dressing Room and En-Suite

Private East-Facing Garden,
Open to the South

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com

Situated within a well-established walled garden, Creake Barn is a plot with full planning for a three-bedroom house that combines contemporary style with an existing period barn.

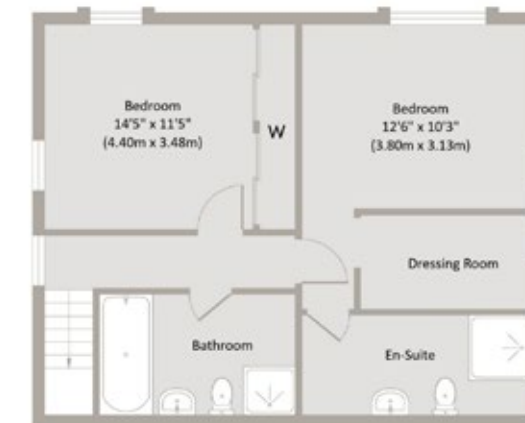
Approached via a private gated entrance, the house will be entered via a glass atrium that links the new house with the period barn. There is a very useful boot room beside the entrance, which leads through to a ground-floor double bedroom suite. The remainder of the ground floor opens up to a wonderfully free-flowing living and entertaining space, with a generous kitchen/breakfast area with two lantern windows over, a dining area and a seating area, with bi-fold doors opening out to the private walled garden beyond.

Upstairs, there is an incredibly generous principal double bedroom suite with a walk-in dressing room and shower room en suite, as well as a further double bedroom and large family bathroom with both a bath and shower cubicle.

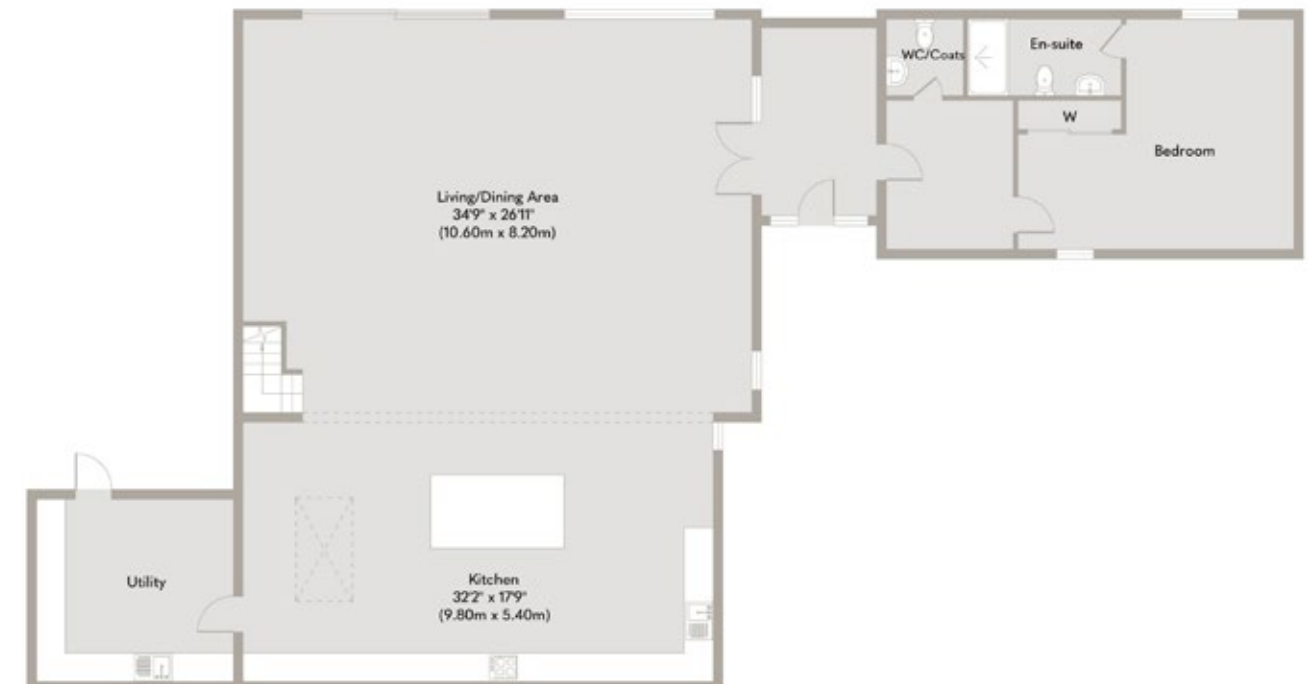
Outside, the garden is east-facing but open to the south, and with the original walled garden on two sides, it is very private.

Creake Barn is a wonderful opportunity to create a home with your own style in a delightful and private position, just a short walk from all that this North Norfolk village has to offer.





First Floor
Approximate Floor Area
574 sq. ft.
(53.30 sq. m.)



Ground Floor
Approximate Floor Area
1915 sq. ft.
(178 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.



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///prune.closes.feelers

AGENTS NOTE

West Norfolk Planning Consent Code: BCKLWN 24/01523/F

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

