



A MODERN BRICK & FLINT COTTAGE IN EXCELLENT ORDER WITH A GARDEN, GARAGE AND PARKING

Paize Cottage, 16 West Street, North Creake, Norfolk NR21 9LQ

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Bedfords

ESTABLISHED 1966

Paize Cottage
16 West Street
North Creake
Fakenham
Norfolk NR21 9LQ

A well-presented detached cottage in a quiet position along West Street yet within an easy walk of the village Green and The Jolly Farmers

Guide Price: £499,000 (11.03.24)
Freehold BUR180082

- Entrance Hall
- Sitting Room with wood-burning stove
- Kitchen with integrated hob, oven, dishwasher and fridge-freezer opening to
- Dining Room
- Garden Room
- WC
- Three Bedrooms, two double and a single
- Bathroom
- Garage with Utility Area
- Enclosed good-sized raised garden with lawns and terraces





NORTH CREAKE lies about three miles south of Burnham Market and seven miles north of the market town of Fakenham. It has a local pub, The Jolly Farmers, and a particularly fine 14th century church.

To the north of the village lie the ruins of Creake Abbey, an Augustinian Priory, next to which there are an array of independent shops and services and which hosts a Farmers' Market on the first Saturday of each month.

The nearby village of Burnham Market has at its heart a village green surrounded by attractive 18th century listed buildings. It has an extensive range of shops and restaurants, including the Hoste Arms, No. 29 and Socius, awarded the AA's Restaurant of the Year in 2022/23.

The coast at Burnham Overy Staithe is about five miles and forms part of an Area of Outstanding Natural Beauty. There are delightful beach and pinewood walks at Holkham, golf at Brancaster, sailing at Brancaster Staithe and bird-watching at Titchwell and Cley-next-the-Sea.

There are mainline railway stations at King's Lynn and Downham Market with a regular service to London King's Cross.

HEATING: Electric radiators and a wood-burning stove.

COUNCIL TAX: Band C

SERVICES: Mains electricity, water and drainage.

BROADBAND: Ofcom indicate that Superfast Fibre Broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that EE, O2, Three and Vodafone all have voice and data available inside and outside the property.

AGENTS' NOTE: The seller of this property is an employee of Bedfords Estate Agents.









FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk

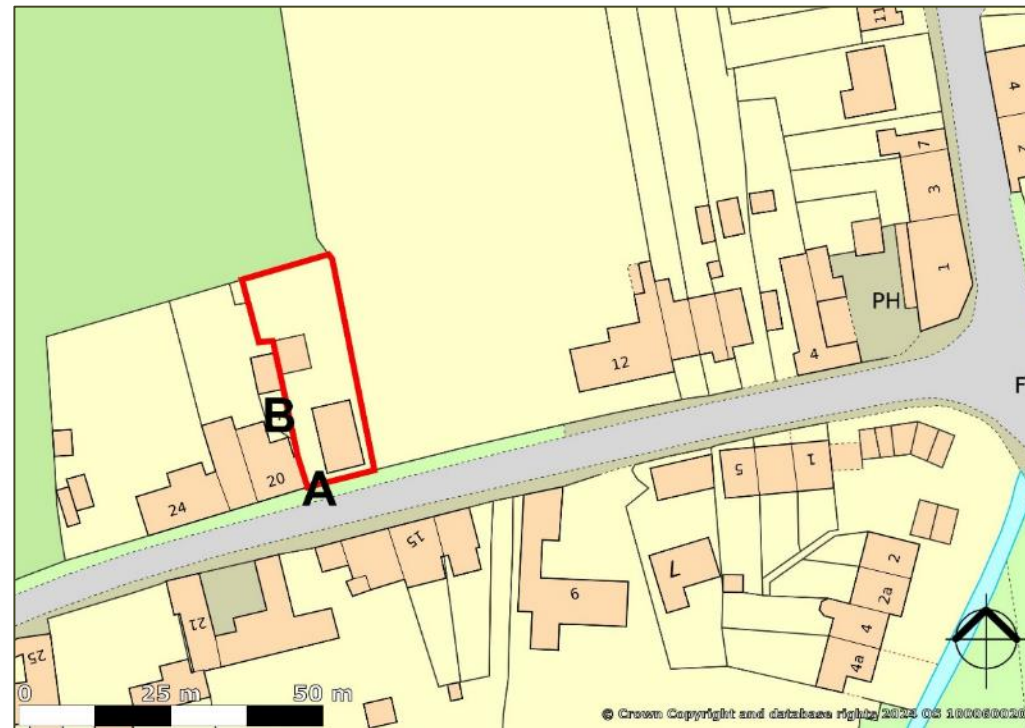




ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	47
EU Directive 2002/91/EC	



AGENTS' NOTE: The neighbor to the west, 20 West Street, has a vehicular and pedestrian Right of Way over the drive between points A and B shown on the site-plan.

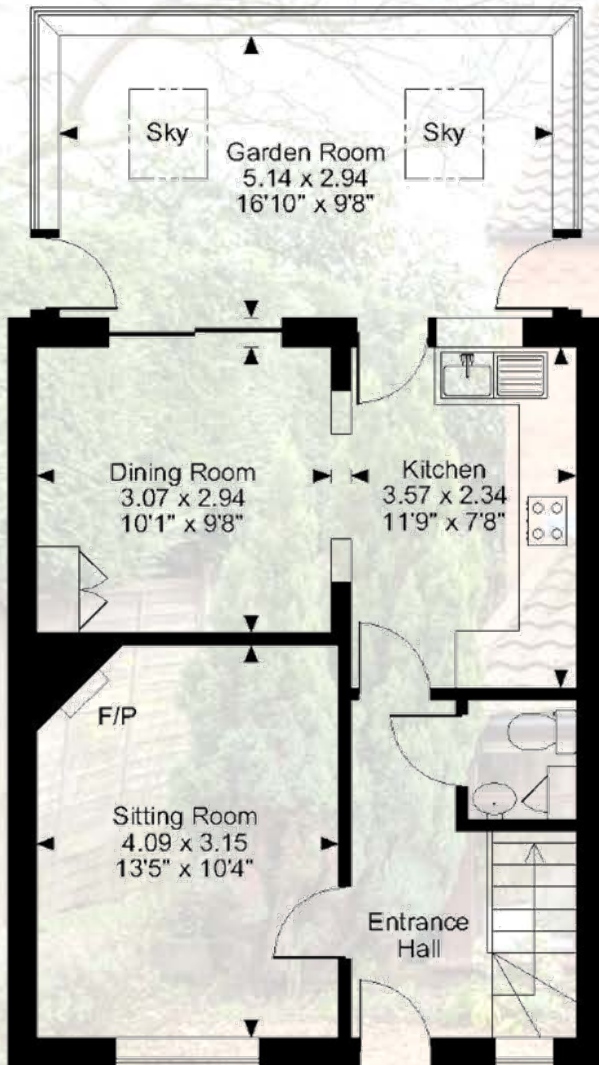
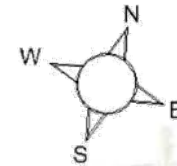
Paize Cottage, West Street, North Creake

Approximate Gross Internal Area

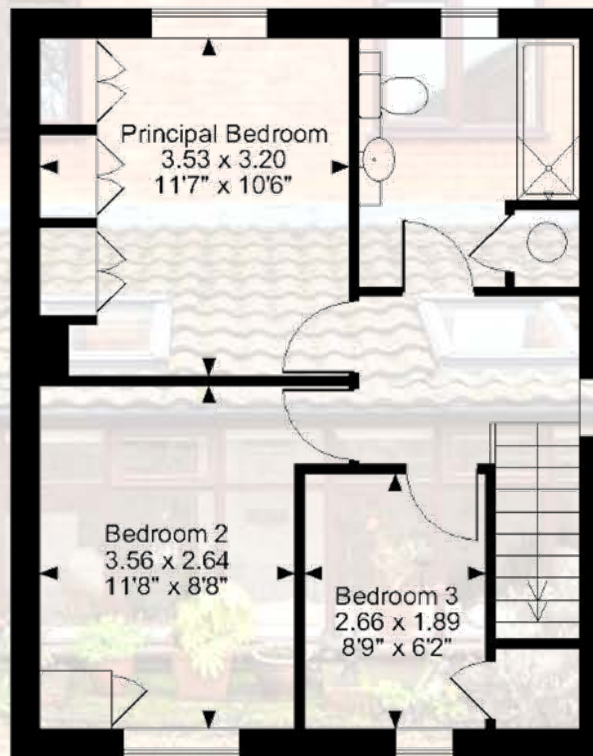
Main House = 1041 Sq Ft/97 Sq M

Garage/Utility = 244 Sq Ft/23 Sq M

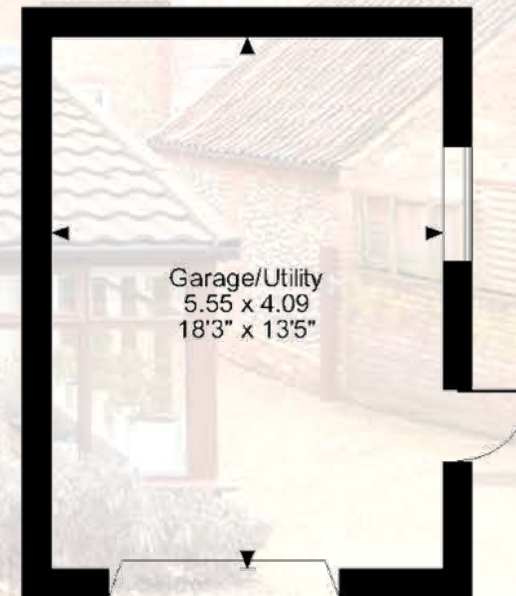
Total = 1285 Sq Ft/120 Sq M



Ground Floor



First Floor







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