



A CHARMING PERIOD COTTAGE PRESENTED IN EXCELLENT ORDER AND SITUATED JUST 4 MILES FROM BURNHAM MARKET

Chapel Cottage, 40 Burnham Road, South Creake, Norfolk NR21 9JF

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**Bedfords**

ESTABLISHED 1966

**Chapel Cottage**  
**40 Burnham Road**  
**South Creake**  
**Norfolk NR21 9JF**

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SITUATED JUST 4 MILES FROM BURNHAM MARKET*

**Guide Price: £265,000** (20.10.23)  
Freehold BUR220216

- Well-presented period cottage
- Tastefully refurbished in 2018 to include full redecoration, new kitchen, shower room, electric heating and flooring to ground floor
- Accommodation comprises; Kitchen/Breakfast Room, Sitting Room, Rear Lobby, Shower Room/WC, Landing, two double Bedrooms
- Outside; Off-road parking area, small enclosed courtyard garden
- Desirable features include; exposed ceiling timbers, wide-planked wooden flooring to the first floor, double-glazed windows and doors, wood-burning stove and independent electric heating
- Offered with no onward chain





SOUTH CREEKE is a sought-after village with a large village green and church, surrounded by rolling countryside and farmland neighbouring the Holkham Estate. The village has a pub whose name is derived from the Coke family's coat of arms, The Ostrich Inn; the Grade II listed pub and restaurant was comprehensively refurbished and re-opened to excellent reviews in 2021.

The village is within convenient distance of the market town of Fakenham, which has a wide range of shops, leisure facilities and schools.

To the north lies the renowned village of Burnham Market with a varied range of traditional, individual shops, excellent hostelrys, including The Hoste Arms, and several boutique shops.

The North Norfolk coastline, an Area of Outstanding Natural Beauty, lies just six miles to the north of South Creake.

**Services** – Mains water, electricity and drainage

**Heating** – Independent electric heating and wood-burning stove

Council Tax Band – C



**ENERGY PERFORMANCE CERTIFICATE (EPC):**

A copy of the full EPC is available upon request

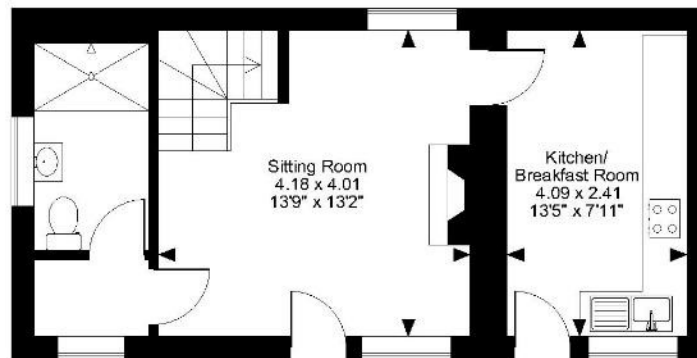
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		115
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



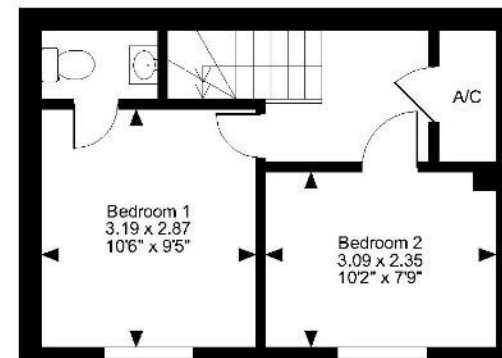




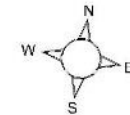
Chapel Cottage, Burnham Road, South Creake, Fakenham, Norfolk  
 Approximate Gross Internal Area  
 644 Sq Ft/60 Sq M



Ground Floor



First Floor





**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](http://www.bedfords.co.uk)



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