



## AN IMPRESSIVE AND SUBSTANTIAL SOUTH FACING VILLAGE HOME

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WHEEL HOUSE,  
NORTH CREEKE

savills



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## WHEEL HOUSE NORTH CREAKE. NR21 9LD

**Ground floor** - Entrance hall ♦ kitchen/breakfast room ♦ dining room ♦ sitting room ♦ utility ♦ two en-suite bedrooms ♦ two further bedrooms ♦ WC

**First floor** - Living room ♦ master bedroom ♦ en-suite bath/shower room ♦ dressing room  
Double garage ♦ parking ♦ walled garden ♦ EPC rating = D

Burnham Market 3 miles. Brancaster Staithe 5.5 miles.  
Fakenham 6 miles

### The Property

Wheel House is a charming south facing barn conversion, formerly part of the surrounding Althrop Estate, with wonderfully spacious and light accommodation over two floors and occupying a quiet edge of village setting.

Forming part of a small exclusive collection of barns, Wheel House is believed to date back to circa 1800, and retains delightful period detail alongside more modern living features. An entrance hall, with useful large utility adjoining, leads through to the particularly impressive kitchen/breakfast room. This open plan area is complete with central island with wine cooler, a 4 oven Aga and french doors directly out to the gardens and outside dining area. Off the kitchen is the formal dining room with a truly unique dining table, formed from a cast-iron spur wheel with glass top, centrally positioned within the striking pentagonal room with vaulted ceilings. Other lovely rooms include the ground floor sitting room with vaulted ceilings, wood burner and full height windows giving a fine view of the garden and the fantastic main sitting room on the first floor, measuring 29'7 x 21'7", with wood burner and views over countryside.

The property has a total of five bedrooms, with a particularly impressive master bedroom with en-suite bath/shower room, dressing room and potential mezzanine level. A principal guest bedroom with en-suite shower room is at one end of the house to allow privacy, with a further en-suite bedroom at the other end, alongside two bedrooms with storage.

With 4,300 square feet of living space the property has flexible accommodation.

### Outside

Wheel House is approached over a gravelled drive to a parking and turning area between the property and double garage.

The delightful gardens are entirely to the south of the barn, fully enclosed with attractive brick and flint walls, with further height given by established pleached limes.









The area has been thoughtfully landscaped to give points of interest, including pergola trained with wisteria, banks of lady's mantle and lavender, a principal terrace perfect for outside dining, and a second large terrace, willow weave framing, and gravelled area. The garden as a whole is sheltered but ideally positioned to make the most of sunlight.

### Situation

The sought-after village of North Creake is a conservation area and the majority of houses and cottages in the village are built of traditional brick and flint and Norfolk pantile roofs. The village lies about three miles to the south of Burnham Market, regarded as a central location along the North Norfolk coast and with a village green surrounded by 18th century houses. It has an extensive range of shops and restaurants including the renowned Hoste Arms. The market village includes a wine merchant, famous fish shop, book shop, doctor's surgery, dental surgery, pharmacy, primary school and post office as well as butchers and delicatessen. The town of Holt, the home of Gresham's Public School, is 17 miles.

Burnham Market is only 3 miles from the sea which can be accessed nearby from Overy Staithe or Brancaster Staithe (3 miles from Burnham Market) and nearby Holkham, all of which form part of this Area of Outstanding Natural Beauty. There are delightful beach and sand dune walks, particularly in the vast sandy expanse of Holkham Bay. There are many leisure pursuits along the coast including golf at Brancaster, riding, sailing, walking, bird watching with a number of reserves in the area including Cley-Next-The-Sea, Blakeney Point and Scolt Head.

There are mainline railway stations to the southwest at King's Lynn and Downham Market with regular trains to London Kings Cross. To the southeast the Cathedral City of Norwich also has a mainline rail station to London Liverpool Street and Norwich International Airport with most destinations available via Schiphol.

### Directions

Leave Norwich on the A1067 Fakenham Road and bypassing Fakenham take the A148 sign posted towards King's Lynn. After a short distance turn right on to the B1355 sign posted to Burnham Market. Drive through the village of South Creake and on entering the village of North Creake, continue through the village and over the bridge. Shortly before leaving the village take the right hand turning into Normans Lane, and the entrance to Wheel House is on the right hand side. The postcode for the property is NR21 9LD.

**Services** Mains water and electricity, private drainage, oil fired central heating.

**Local Authority** King's Lynn and West Norfolk District Council.

**Agents Note** The initial part of the drive is shared with a neighbouring property. Wheel House has a right to a secondary access from a further driveway leading to the south of the barn.















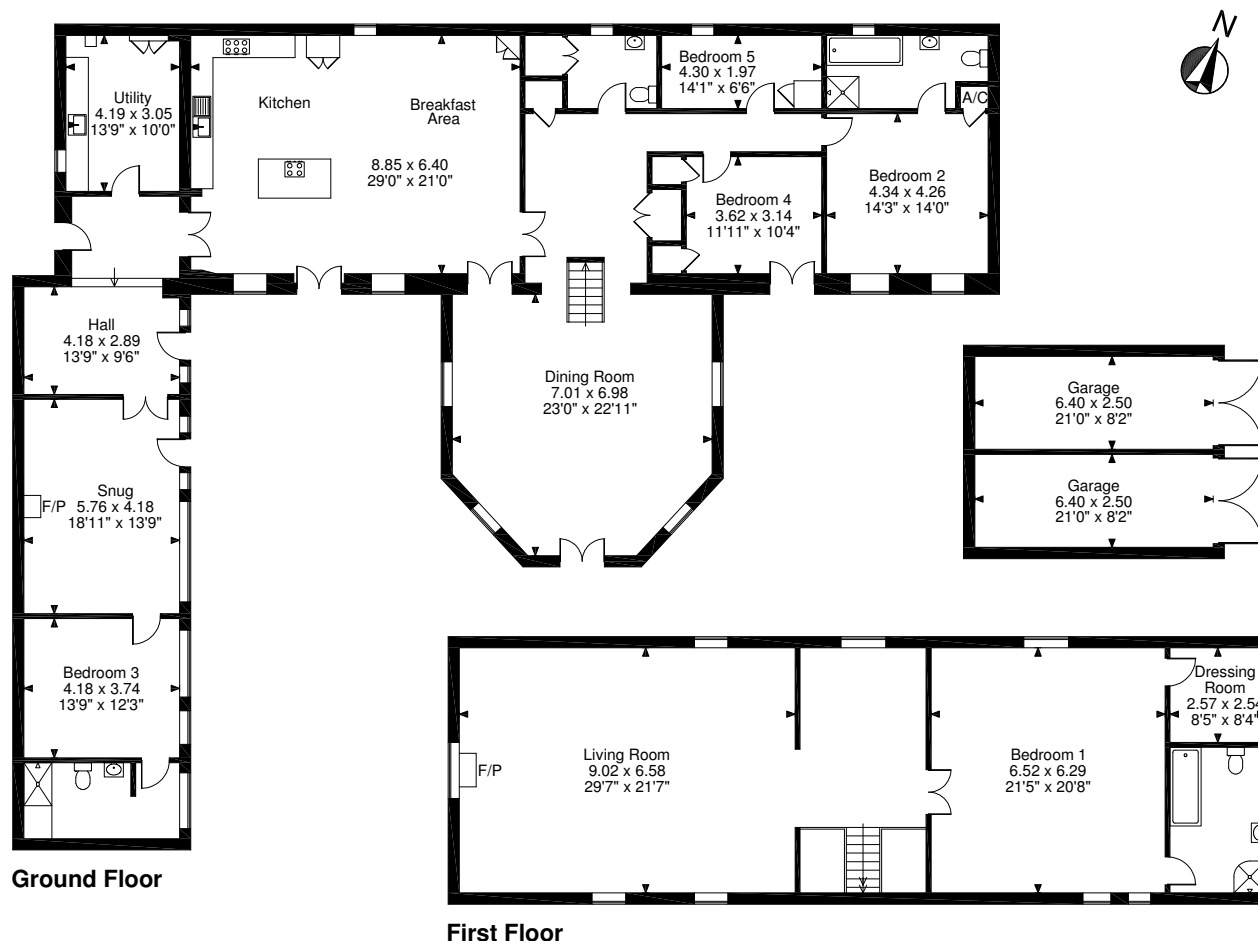


## FLOORPLANS

Main House gross internal area = 4,387 sq ft / 408 sq m

Garages gross internal area = 353 sq ft / 33 sq m

Total gross internal area = 4,740 sq ft / 440 sq m.



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		