



THE OLD BLACK SWAN

SOUTH CREAK, NORFOLK, NR21 9JG

EPC F

JACKSON-STOPS 



THE OLD BLACK SWAN

103 BURNHAM ROAD, SOUTH CREAKE, NORFOLK, NR21 9JG

TOTAL APPROX. INTERNAL FLOOR AREA 3565 SQ. FT.

THE OLD BLACK SWAN IS A BEAUTIFULLY PRESENTED 4-BEDROOM GRADE II LISTED FAMILY HOME BELIEVED TO DATE FROM THE 1700'S. SITTING IN ABOUT 1/THIRD OF AN ACRE (STMS) OF ESTABLISHED GARDENS IT BENEFITS FROM LOVELY RURAL VIEWS OVER NEIGHBOURING FARMLAND, GARAGING AND PRIVATE PARKING. THE PROPERTY IS LOCATED IN THE NORTH NORFOLK VILLAGE OF SOUTH CREAKE A SHORT DRIVE FROM BURNHAM MARKET AND THE COAST.



GROUND FLOOR

- Reception hall
- Kitchen/breakfast room
- Family room
- Dining room
- Drawing room
- Sitting room
- Home office
- Garden room/study
- Utility room
- Cloakroom

FIRST FLOOR

- Main bedroom with dressing area and en suite shower room
- Double bedroom
- Single bedroom
- Family bathroom
- Guest bedroom with adjacent shower room

OTHER

- Attic storage room accessed by a staircase
 - There are good walks on the doorstep
 - Views across countryside on both sides of the property
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OUTSIDE

- Gravelled parking
 - Two single garages
 - Greenhouse
 - Garden shed
 - Established garden with chalk stream frontage
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ADDITIONAL FEATURES

Utilities

- Water supply: mains
- Electricity: mains
- Gas: no
- Oil: private supply
- LPG: no
- Heating: Boiler
- Drainage: mains
- Broadband connection: FTTC
- Parking: Off road & garage
- EV charge point: no

Rights and Restrictions

- Private rights of way: No
- Public rights of way: No
- Listed Property: Yes
- Restrictions: Yes
- Easements: Yes
- Conservation area: No





Risks

- Flooded in last 5 years: Yes ground water due to a fault at the mains water pumping station which has been fully resolved by Anglian Water.
- Flood defences: Are in place and the Vendors and Anglian water have taken all necessary steps please contact the agent for details.
- Source of flood: as above

DRIVING DISTANCES (approx.)

- Burnham Market 4.5 miles
- Coast 5.5 miles
- Fakenham 6.5 miles
- Kings Lynn 24 miles (Mainline trains to London Kings Cross)

SITUATION

The Old Black Swan was formerly a public house until the early 1960's, it sits on the north end of South Creak with the River Burn a small chalk stream, running along the boundary on the west of the garden. The centre of the village sits around a large village green and is made up of picturesque brick and flint cottages with larger period farmhouses mixed in with more contemporary properties, converted chapels and barn developments.

In February 2015, HRH The Duke of Edinburgh opened the new Memorial Pavilion - a community space for village activities in the surrounding areas.

The Ostrich pub opposite has recently relaunched as a place to eat, drink and stay.



South Creake also benefits from tennis courts, bowling green, children's' area, a beautiful church and wayside stalls selling local produce as well as a yearly classical music festival.

The well-known village of Burnham Market is just 4.5 miles away, widely regarded as one of the finest in Norfolk. The attractive Georgian village is centred around the green with an eclectic range of independent gift and clothing boutiques and shops including a fish shop, butcher, delicatessen, wine merchant and post office to name a few.

The village benefits from doctor and dentist surgeries, a primary school, tennis courts, garage, a fine parish church.

With the Hoste Arms and other well-established hotels, restaurants and coffee shops sitting comfortably alongside exciting new venues such as Socius and Number 29 .

The North Norfolk Coast is an area of outstanding natural beauty, with access to miles of sandy beaches, tidal creeks, harbours and saltmarshes brimming with birds and wildlife.

Just a short hop along the coast are the popular villages of Brancaster and Thornham, offering wonderful coastal walks, sailing clubs, the Royal West Norfolk Golf Club and RSPB Reserves. To the east is Wells-next-the-Sea, and further along the coast, Blakeney and Cley next the Sea, making this a wonderful part of the world to call home.





DESCRIPTION

This lovely old house is so nicely presented, surprisingly light and spacious. It is full of character with several reception rooms offering lots of flexibility of use.

The front door opens into a bright reception hall with wooden flooring and a cloakroom leading off. To your left is the kitchen/breakfast beautifully fitted with a range of wooden paint finished bespoke cabinets by Norfolk based Kitchens Etc. This is a really lovely room, bright and spacious with painted beams to the ceiling, double butlers sink, limestone style flooring, and plenty of room for dining. Integrated appliances include a wall mounted Neff oven and microwave, hob and extractor, Bosche dishwasher and undercounter fridge. The worktops are Granite and there is a small island/breakfast bar and a wall of larder storage cupboards. A charming original arched wooden cupboard door has been retained and makes the perfect glass storage space.

The adjacent utility room is fitted out in the same style as the kitchen, with a Belfast sink, further cupboards and shelving and space and plumbing for a washing machine and tumble dryer.

Beyond the kitchen you step down into the family room, this has the same limestone style flooring, painted beams and double aspect to the east and west with a large picture window offering great views over the garden and we are told one of a few places to capture wonderful sunsets.



This room would make a great playroom close enough to keep an eye on the children whilst you are in the kitchen. A small boot room leads off this room to the back door, this is also where the oil-fired boiler is located.

A serving hatch, believed to have been original to the pub and probably a small bar, now allows items to be passed easily between the kitchen and the dining room which sits behind the kitchen on the west side of the house with large windows overlooking the garden.

Leading off the reception hall at the other end of the house there are three further spacious rooms; the sitting room and drawing room are connected by double French doors, allowing them to be opened to create a large social space when entertaining if required. Both rooms have working fireplaces, with the one in the drawing room fitted with a wood burning stove.

The elegant drawing room has French doors opening to the garden and terrace and large windows that overlook the garden.

A small former attached outbuilding leading off the sitting room has been converted into a home office, this room could also be used as an occasional bedroom is more were needed. There is a further garden room/home study area at the back of the house with a door leading out to the garden from here too.

Taking the stairs from the reception hall to the first floor the main bedroom is on your right, a lovely big room with east aspect, it has been cleverly laid out to provide a fully fitted dressing room area and there is an en suite shower room leading off with a vanity unit, shower, heated towel rail and white sanitary ware.





There are three further bedrooms, a single and double room share use of the family bathroom and at the opposite end of the house a guest bedroom can be accessed by a separate staircase providing privacy from the main part of the house. This room has use of its own small shower room.

There is plenty of storage space in the house, with a large eaves' cupboard in the main bedroom and the loft storage room which is accessible by a small staircase.

OUTSIDE

The house sits back from the road with a tall privet hedge providing privacy. The front driveway is gravelled with space to park and turn several cars. Two original outbuildings, one of which was believed to formerly be the old forge, now provide garaging and garden storage.

There is a small terrace by the back door and the greenhouse and kitchen garden are separated from the main garden by a very tall beech hedge. The main garden sits behind the house on the west side, with the chalk stream running along the boundary and really lovely views over the neighbouring farmland.

There is a large flag stone style paved terrace running the length of the house edged by beautifully designed and laid out herbaceous borders filled with an abundance of colour.

The rest of the garden has some wonderful specimen trees including copper beech and silver birch, established flowering shrubs and a wooded area of unmown grassland with wildflowers and spring bulbs. The vendor has told us that they have spent happy times watching the sunsets whilst sitting by the stream in the evening; the perfect way to end a summer's day.



On the north boundary of the garden a lovely tall flint wall gives shelter to the garden. There is a door in the wall and this allows pedestrian access onto Holgate Lane, a quiet unmade road with a ford, perfect for walking the dog.

We highly recommend this lovely home.

LOCAL AUTHORITY

Kings Lynn and West Norfolk Band G

COUNCIL TAX BAND

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TENURE

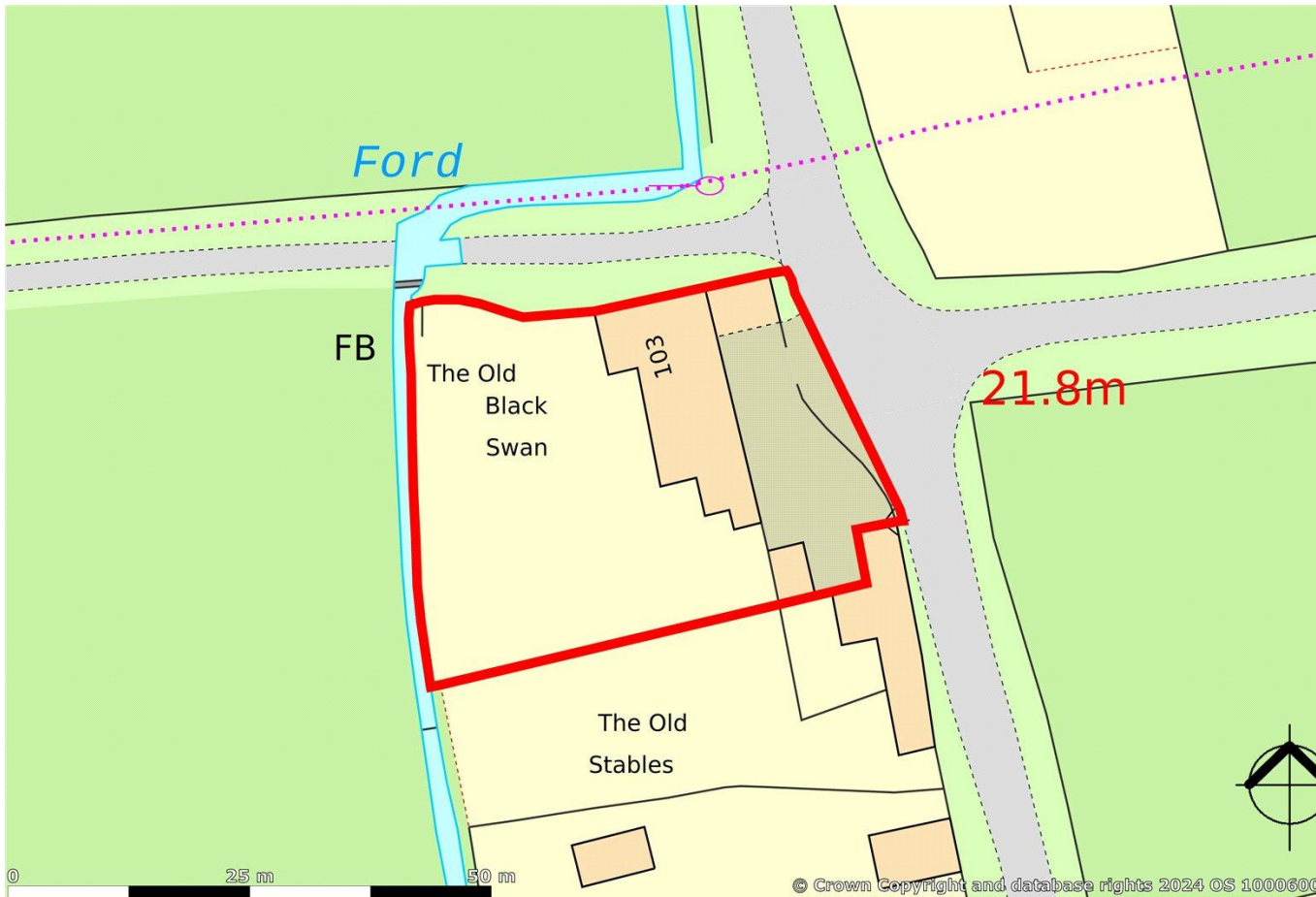
Freehold

DIRECTIONS

We highly recommend the use of the what3words website/app. This allows the user to locate an exact point on the ground (within a 3-metre square) by simply using three words.

The property can be found using the following 3 words:///rejoins.imparts.merchant





DATE DETAILS PRODUCED

April 2026

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents.

Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

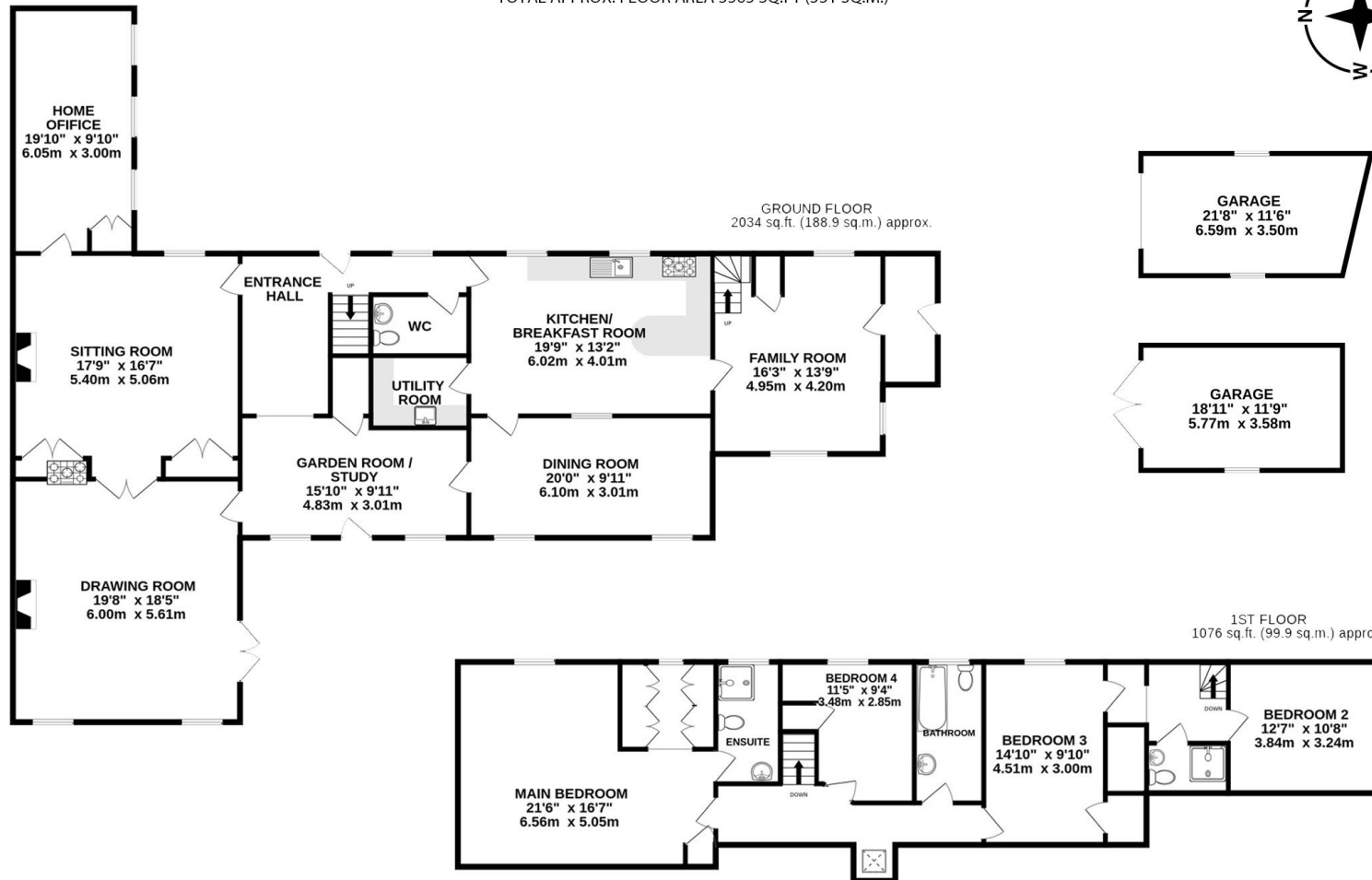
7. Note to potential purchasers who intend to view the property; we would politely ask you discuss with our staff if there is any point of particular importance to you, before you make arrangements to visit or plan a viewing appointment.

8. Viewings are strictly by prior appointment.



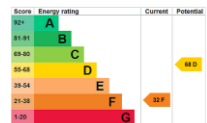
The Old Black Swan, 103 Burnham Road, South Creake, NR21 9JG

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. 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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