



Botany Farm, South Creake, Norfolk



# Botany Farm, South Creake, Norfolk NR21 9JA

Fakenham 3.5 miles, Burnham Market 6 miles,  
Coast 9 miles, Holt 16 miles, Norwich 30 miles

An attractive period farmhouse in over 12 acres with established North Norfolk glamping business and permission for further expansion

Ground Floor: Entrance hall | Sitting room  
Dining room | Kitchen/breakfast room  
Bedroom with en suite shower room | Utility room | Guest WC | Porch

First Floor: Landing | Principal bedroom with en suite bathroom | Three further bedrooms  
Family bathroom

Outside: Barn with workshop | Off street parking for numerous vehicles | Garden | Terrace  
Orchard | Summerhouse | Greenhouse | Above ground swimming pool | Glamping business with 2 Lotus Belle tents, 3 safari tents, 1 luxury pod, 1 stargazing dome, 1 shepherds lodge and shower block | 3 Paddocks with stables | Small shop | Play area

All in about 12.24 acres

EPC - D

## The property

Botany Farm is an attractive 18th Century period farmhouse built of brick rendered elevations under pantile roof. The property is presented excellently throughout and consists of large kitchen breakfast room, dining room, sitting room, utility room and downstairs bedroom with en suite shower room. Upstairs is the principal bedroom with en suite bathroom, three further bedrooms and a family bathroom. The property has the benefit of planning permission to extend on two sides to add a large reception room, snug and study to the downstairs

accommodation and two bedroom suites upstairs.

Outside, the property enjoys over 12 acres of grounds with the immediate gardens enjoying terrace, orchard, summerhouse, greenhouse and above ground swimming pool. To the north of the house is a large gravelled parking area for the established glamping business with accommodation comprising three safari tents, luxury pod, stargazing dome and shepherds lodge all with bathrooms and two Lotus Belle tents with separate shower block. There is existing permission to extend the glamp site to 16 units in total. Near to the house is a large steel portal frame agricultural barn with workshop and commercial laundry room to facilitate the operation of the business. Amongst the grounds are three large post and rail paddocks and stabling, with permission for a further 4 stables.

## Location

Botany Farm is located near to the popular North Norfolk village of South Creake with public house, community centre and leisure facilities including tennis courts, bowling green and football pitch. Holkham is just over 3 miles away with direct access from the old roman lane at the back of Botany Farm. The Georgian town of Burnham Market is within close driving distance and offers a range of amenities including a GP's surgery, dentist, primary school, post office and a number of independent shops, galleries and restaurants. Fakenham is also nearby if further facilities are required. Botany Farm is excellently positioned for access to the coast and all the beaches, walks and wildlife that North Norfolk has to offer. The Cathedral City of Norwich, is 30 miles to the southeast and offers a comprehensive range of commercial entertainment, cultural amenities and excellent schooling. Norwich has a main railway station providing regular service to London and Cambridge. On the North side of the City is Norwich international Airport which caters for both domestic and international flight destinations.











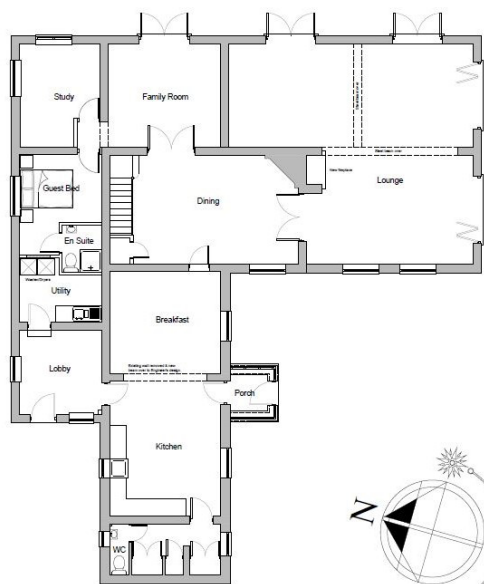




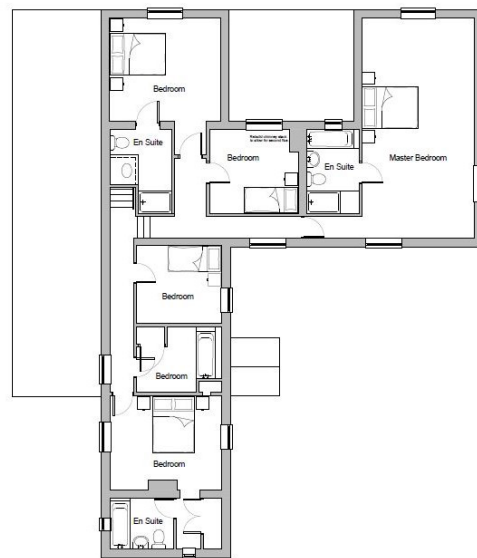








Ground Floor



First Floor



## Directions

From Fakenham, head north on the B1355 towards South Creake and after 2.7 miles, Botany Farm can be found on the right hand side.

## General

**Local Authority:** King's Lynn & West Norfolk Council (Tax Band: D)

**Services:** Oil fired central heating, mains water, electricity and private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest.

Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

**Rights of Way, wayleaves and easements:** The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the King's Lynn & West Norfolk Council.

**Tenure:** Freehold

**Guide Price:** £1,850,000

## Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

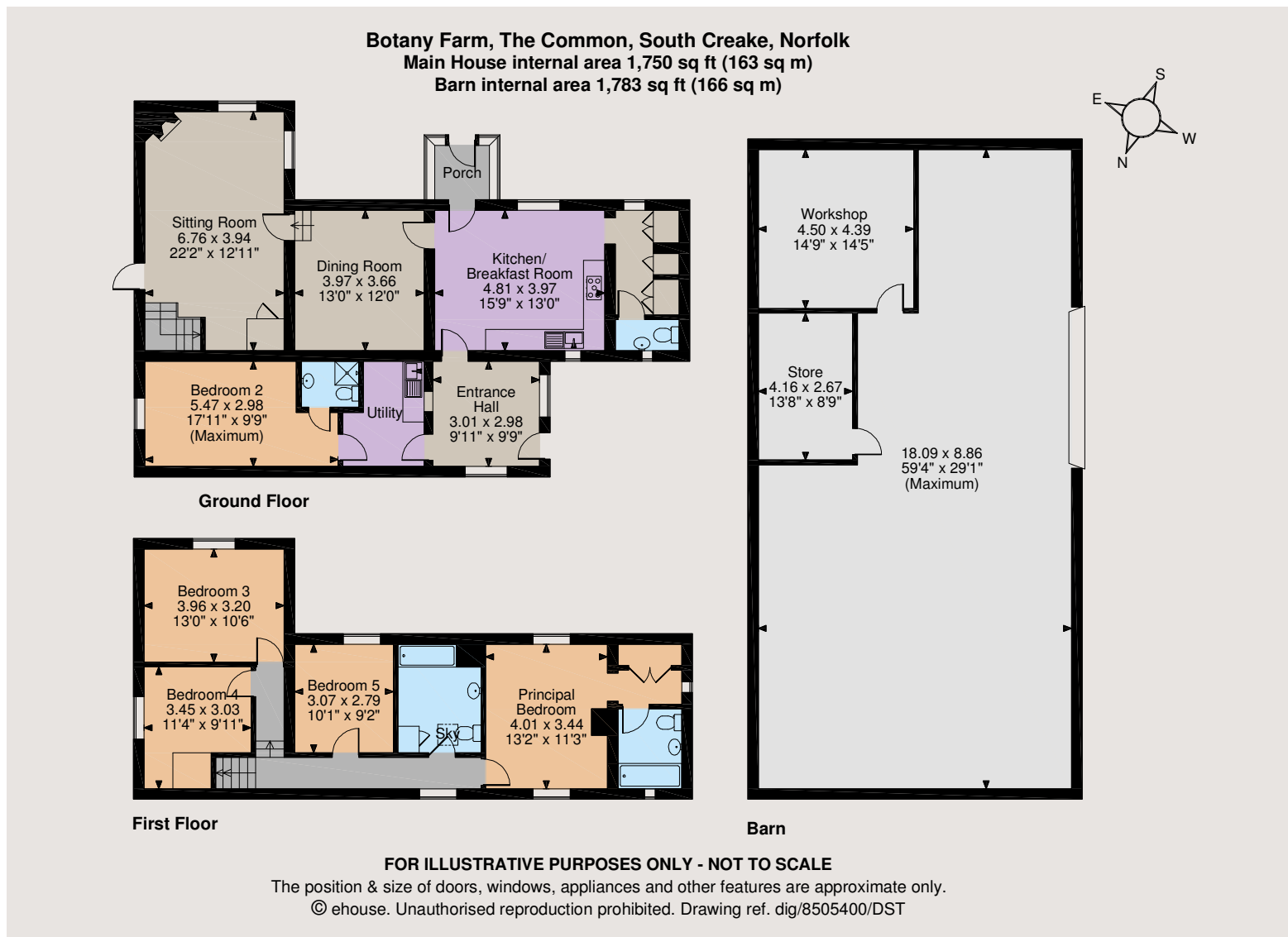
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