



THE STORY OF

# 3 The Old School

*Burnham Market, Norfolk*

SOWERBYS

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# 3 The Old School

North Street, Burnham Market, Norfolk  
PE31 8HG

Victorian School Conversion

Three Double Bedrooms

Bathroom and En-Suite

Private Parking for Two Cars

Beautifully Presented Throughout

Wonderful Views Over All Saints' Church

Secure Patio Garden

Short Walk from Village Amenities

Cosy Log Burner

SOWERBYS BURNHAM MARKET OFFICE

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“It is simply no wonder that this has been a much-loved home-from-home and holiday destination.”

With a wonderful balance of living and entertaining space, and three double bedrooms to match, it is no wonder that this property has proven to be such a popular holiday destination over the years.

Far enough away from the hustle and bustle of the village green, yet just a couple of minutes from all the best that Burnham Market has to offer, you could not ask for a better location.

On the ground floor the accommodation is neatly divided between a kitchen/dining room to the front, which has ample space for a family of six to sit around the table, plan the day's adventures over breakfast, and then later recount their heroics over supper.

At the rear is the reception room which, with its corner log burner, can be warm and snug in winter months, but come the summer you open the french doors and this is a delightfully light and airy room.





Upstairs on the first floor there are two double bedrooms, the larger of which has an en-suite shower room whilst the other, and the second floor bedroom, share a family bathroom. What is particularly lovely about the second floor is the sweet little landing space just outside the bedroom. With the Velux window over it, where better to escape the busy chatter of the family below, snuggle up in a soft and comfy chair and nestle into a good book.

To the front, what was once the school playground has now been neatly divided up to provide private off-street parking for two cars for each of the residences, an essential in the busier months in the village.

To the rear the garden is completely enclosed and what gives this outside space its extra grandeur is its central aesthetic to All Saints' Church, the very church that was ministered over by Rev. Edward Nelson, Admiral the Lord Nelson's father.

Number Three The Old School is a simple delightful property, contemporary in its design yet perfectly in keeping with its historic setting. It has, understandably, been an incredibly popular and successful holiday let for several years and could easily continue as such, alternatively, its easy to maintain garden and central village location make it a perfect lock-up and leave home-from-home.





Second Floor  
Approximate Floor Area  
256 sq. ft  
(23.76 sq. m)



Living Room  
17'5" x 11'8"  
(5.31m x 3.56m)

Kitchen/Dining Room  
13'9" x 10'10"  
(4.19m x 3.30m)

Ground Floor  
Approximate Floor Area  
449 sq. ft  
(41.66 sq. m)

Bedroom 1  
11'8" x 11'7"  
(3.56m x 3.53m)

Bedroom 2  
14'8" x 7'4"  
(4.47m x 2.24m)

First Floor  
Approximate Floor Area  
443 sq. ft  
(41.13 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

# Burnham Market

IN NORFOLK  
IS THE PLACE TO CALL HOME



Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon

spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, the jewel in north Norfolk's glittering crown.

Located close to the mouth of the River Burn, believed to be the source of its name, the village has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

Fashion counts on the Champagne coast and for chic style head to Anna's boutique, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pcocks the Artmonger has an eclectic display. For a spot of self-care, wellbeing boutique Aura 37 stocks a range of sustainable brands. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.

It goes without saying that Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe and Burnham Thorpe, are home to some of the finest houses on the coast. Whether your dream is a Georgian classic, a traditional cottage or a sleek, contemporary house, this is an incredible place to discover your forever home.



Note from Sowerbys



“You couldn't ask for a better location...”

SOWERBYS



### SERVICES CONNECTED

Mains water, electricity, drainage, and broadband connectivity.  
Oil-fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///polka.topic.sand

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# SOWERBYS



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