

# THE OLD SCHOOL

---

NORTH CREEKE, NORTH NORFOLK

McNAMARA

PROPERTY

TRANSFORMING AN HISTORIC  
BUILDING INTO LUXURY HOMES

# THE OLD SCHOOL

NORTH CREAKE, NORTH NORFOLK

Dating back to 1883, The Old School has been a central and functional feature of the village for well over a century.

For most of The Old School's history it provided for the education of the children of North Creak and then when the school closed in 1962 it offered space for various ventures, including an art gallery. Having fallen into disrepair in recent years it was saved by the current owners, McNamara Country Homes.

With more than 50 years of experience in North Norfolk, the McNamara name has become synonymous with the sympathetic conversion and refurbishment of unloved and unused

rural properties which have often been left to nature.

With no loss to the historic relevance of this Victorian school, they have now created three beautiful and individual homes which amplify the core character and past of the this building's purpose, whilst at the same time seamlessly combining contemporary interiors to perfectly complement such a special property.

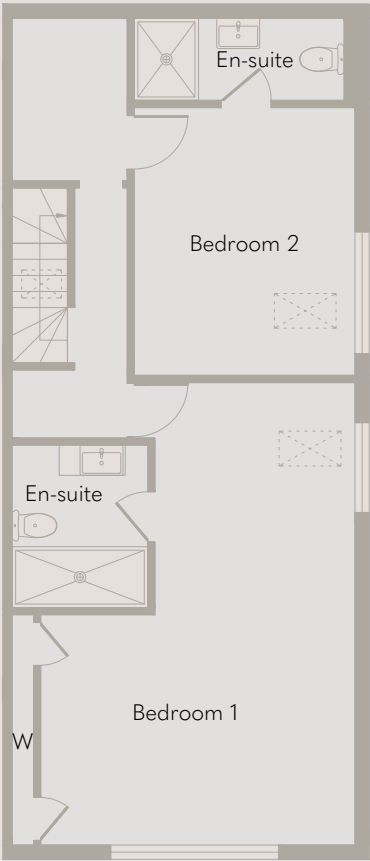
All three properties have two generous double bedroom suites, and unique and different ground floor footprints. They all feature elegant limed oak paraquet flooring as well as tasteful kitchen designs.











First Floor



Ground Floor



# NUMBER ONE

Number One is at the southern end of the building and not only features the builder's date stamp on the gable end, but also retains the original hand pump; it's easy to imagine schoolchildren refreshing themselves under it after a breathless break-time in the summer sunshine.

Step through what was the original main school entrance where many a hat and coat were once hung up and into the wonderful open-plan living space.

At the far end is the kitchen with a useful island which is perfect for both food prep or as a breakfast bar; where better for a morning catch-up over coffee or for your guests to lean on whilst enjoying a G&T as you prepare supper?

In the centre of the room is a dining area and then the remainder is given over to a seating area which naturally focuses on the fireplace, originally bricked over but now in use after its discovery during the refurbishment.

Upstairs there are two large double bedroom suites, both with stylish and sumptuous showers and whilst the bedroom to the front is the slightly larger of the two, the bedroom to the rear also has a delightful dressing room.



<b>Ground Floor</b>	
Open Plan Ground Floor	38'7" x 16'4" (11.76m x 4.98m)
<b>First Floor</b>	
Bedroom 1	21'7" x 15'7" (6.58m x 4.75m)
Bedroom 2	12'5" x 10'2" (3.78m x 3.10m)
Approx. Total Floor Area	1,299 sq. ft (120.74 sq. m)



# NUMBER TWO

Number Two has a very different layout with its entrance on the northern side of the building. This is an entrance hall which not only affords enough space for the guest WC, but also a separate utility room.

In the centre of the property is a substantial kitchen/ breakfast room with an island, which whilst incredibly useful for food preparation - or as a breakfast bar - lends itself as the ideal spot to sip a morning coffee, or savour a fine wine whilst dinner neatly sees to itself. There are also french doors leading off this room out to the garden beyond.

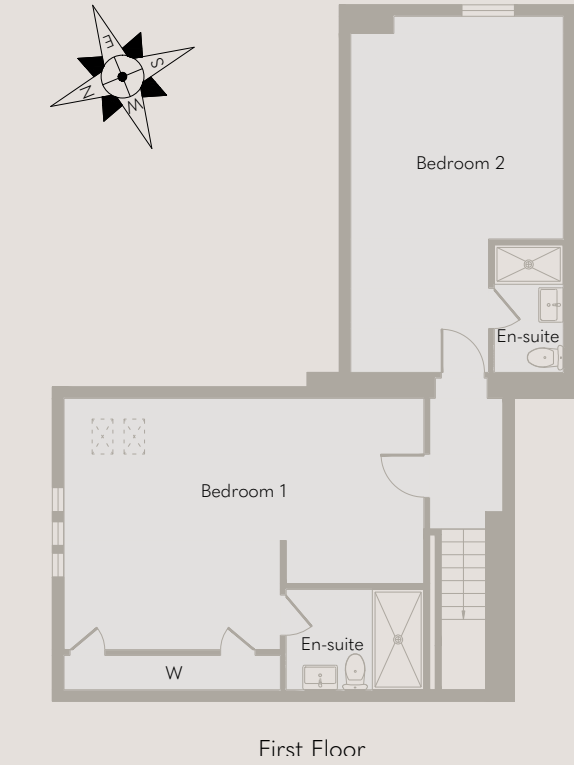
At the back of the property there is an equally proportioned reception room with a log burner to one corner and two sets of french doors out to the garden providing free flowing access between these two principal living rooms during the summer months.

This reception room also has access plumbing for an optional en-suite should the room be required as a third bedroom. Our client to discuss further with regard to sign off.

Upstairs there are two generous double bedroom suites, the larger of which has fitted wardrobes.



<b>Ground Floor</b>		
Kitchen/Dining Room	27'0" x 16'11"	(8.23m x 5.16m)
Sitting Room	20'8" x 12'4"	(6.30m x 3.76m)
<b>First Floor</b>		
Bedroom 1	20'11" x 15'1"	(6.38m x 4.60m)
Bedroom 2	20'11" x 12'4"	(6.38m x 3.76m)
Approx. Total Floor Area	1,371sq. ft	(147.64 sq. m)





# THE SPECIFICATION

## EXTERNAL FINISHES

- Great white Benlowe timber-framed windows
- Stiffkey Blue Benlowe timber front door and patio doors
- Tar and chip driveway
- Provision for Ring doorbell
- Outside tap
- Steel bin storage

## KITCHEN

- Handmade Dale Head shaker-style kitchen, colour Blue Blood
- Quartz worktops and upstands to counters and island
- Satin handles
- Ceramic Butler sink
- Cross water stainless steel tap
- Neff hide and slide fan oven
- Neff induction hob
- Bosch / Neff integrated or stainless fridge freezer
- Integrated Neff dishwasher
- Wine cooler
- Integrated bin

## BATHROOM & EN-SUITES

- Duravit sanitary ware in white
- Cross water stainless steel taps and shower fittings
- Heated stainless steel towel rail
- Shaver point
- Ceramic tiles

## INTERNAL FINISHES

- Oak staircase
- Portway Arundel multi-fuel wood-burner with limestone hearth
- Coir mat well
- Herringbone engineered oak flooring to all rooms (other than bathrooms)

## WARRANTY

- ABC+ 6 Year PCC







## DISCOVER YOUR OWN NORTH NORFOLK LIFESTYLE

A charming village, located on the River Burn, North Creake boasts a North Norfolk lifestyle to fall in love with.

Situated about three miles south of Burnham Market, and on the route to the market town of Fakenham, there are places to enjoy in this quaint village: from the St Mary's Church, to The Jolly Farmers pub, and a village hall which hosts a post office service twice a week and is home to the local Amateur Dramatic Society.

Just a mile north lies Creake Abbey, a vibrant cultural hub with an award-winning farmers' market, various shops and studios, and the historic ruins of an Augustinian abbey founded in 1206.

North Creake offers an ideal lifestyle for those who appreciate the tranquillity of rural living whilst still being close to the coast. The nearby coastline is renowned for its long sandy beaches, scenic walks, and abundant wildlife, making it a perfect retreat for nature lovers and outdoor enthusiasts.

Burnham Market, just a short drive away, is another gem in North Norfolk. Known for its world-famous horse trials, it also offers a delightful array of boutique

shops and art galleries. The Fairfax Gallery, a staple in the community for more than 20 years, and Pococks the Artmonger, with its eclectic collection, are must-visit spots for art aficionados.

Families will enjoy a visit to Mable's, easily recognizable by its charming pink exterior, where children can engage in creative pot painting sessions or indulge in traditional sweets.

Culinary delights abound in Burnham Market, with the Tuscan Farm Shop, Humble Pie Deli, and Gurneys Fish Shop offering a range of local delicacies. For dining out, Socius serves an innovative British-inspired tapas menu at Foundry Place, while NoTwenty9's bar, restaurant, and courtyard provide a relaxed atmosphere for enjoying a meal on warm summer evenings.

Head north of Burnham Market and, with its natural tidal harbour, Burnham Overy Staithe offers good walks across the marshes and long sandy beaches.

When you're looking for somewhere new to call home, North Norfolk - with its picturesque villages, vibrant cultural scenes, and proximity to the stunning coastline - offers a unique and enriching lifestyle for its residents.



## DISCOVER MORE ABOUT THE DEVELOPER

# McNAMARA

PROPERTY

For more than 50 years, McNamara has excelled in constructing and refurbishing high-specification properties in Norfolk's most desirable locations. Blending vernacular materials with a contemporary approach, they have established a distinctive style rooted in heritage and integrity.

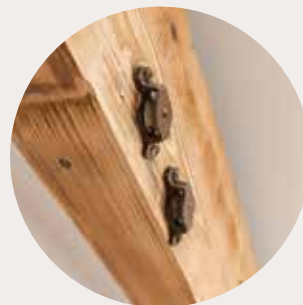
Founded by Michael McNamara, the business now includes his sons, Ryan and Guy, who have been integral to the family enterprise for most of their lives. Leveraging Michael's legacy, Ryan and Guy today steer the company forward, each contributing unique skills.

As experts, McNamara uses traditional construction methods, collaborating

with Norfolk's finest craftsmen. They oversee a hand-picked team, from carpenters to masons, ensuring sustainable practices whilst preserving historical significance.

Sustainable living is central to their work, reusing materials to retain character and minimise environmental impact. They strive for carbon neutrality and energy efficiency with eco-friendly heating systems.

Proud natives of North Norfolk, the McNamara passion from both family and business is evident in their projects, whether they rejuvenate heritage properties or create new homes, they reflect the county's natural beauty.



## FINDING YOUR HOME IN NORTH NORFOLK

### THE OLD SCHOOL

NORTH CREAKE, NORTH NORFOLK

Church Street, North Creake,  
Norfolk NR21 9JN  
What3words: ///redefined.cities.fantastic



For all enquiries, contact

## SOWERBYS

Land & New Homes Specialists

01328 730340

burnham@sowerbys.com



### Agent's Note

No alterations can be made to the properties without prior consent from McNamara Property.



# SOWERBYS

Land & New Homes Specialists