



THE STORY OF

# Somerled Cottage

*Docking, Norfolk*

SOWERBYS



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# Somerled Cottage

Docking, Norfolk  
PE31 8NJ

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Traditional Cottage

Fully Renovated

Welcoming Sitting Room

Modern Kitchen

WC

Two Bedrooms

Attractive Family Bathroom

Off Road Parking

Courtyard Garden

No Onward Chain

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Nestled in one of the area's most sought-after villages, this charming 18th-century cottage has been lovingly renovated by its current owners, blending historic character with modern comforts. Just a short drive from the stunning coastline and the popular Georgian village of Burnham Market, this two-bedroom property offers an idyllic setting for those looking for a peaceful retreat or a delightful holiday home.

Step inside and you'll find a welcoming sitting room, complete with a feature fireplace, perfect for cosy evenings in front of the fire. The modern kitchen, with its sleek integrated appliances, provides everything you need for effortless living, while the convenient downstairs W.C. adds a touch of practicality.

On the first floor, there are two comfortable bedrooms, ideal for hosting family or friends. The elegant family bathroom boasts a beautiful roll-top bath, perfect for unwinding after a day of exploring the nearby countryside or beaches.

Outside, there is off-road parking and an enclosed courtyard garden, offering a private space to relax or entertain. Whether you're enjoying a sunny afternoon barbecue or a glass of wine under the stars, the garden provides the perfect sanctuary.

With no upward chain, this property is ready to move into and enjoy immediately.





**First Floor**  
 Approximate Floor Area  
 37 sq. ft  
 (36.95 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 37 sq. ft  
 (36.95 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.

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# Docking

POSSIBLY ONE OF  
NORFOLK'S BEST HIDEAWAYS

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality new-build homes.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders and delicacies from Norfolk artisan producers.

Offering the best of coast and country, it's easy to see why Docking is such a sought-after spot.



*Note from Sowerbys*



“With no upward chain, this property is ready to move into and enjoy immediately.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

E. Ref: 0300-3014-3040-2604-0761

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: ///shells.cactus.spouting

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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 East Anglian  
Air Ambulance

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