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THE STORY OF  
**Keeper's Cottage**  
*Docking, Norfolk*

**SOWERBYS**



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THE STORY OF

# Keeper's Cottage

Mission Lane, Docking, Norfolk  
PE31 8NL

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Detached Cottage

Period Property

Courtyard Garden

Vaulted Ceiling

One Bedroom

Peaceful Village Location

Successful Holiday Let

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**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)



It is incredibly rare to find such a pretty period cottage that is both detached and has just one bedroom, particularly so close to the coast.

Keepers Cottage is adorable in its simplicity; the ground floor incorporates a double bedroom with a well-proportioned bathroom whilst upstairs opens out to the reception room with a galley kitchen to one end. This room is particularly delightful with its double height vaulted ceiling creating a sense of space yet the overall feel of this house is one of intimacy.

Outside there is a perfectly balanced courtyard garden, just the right amount of space for a table, some chairs and a barbecue.

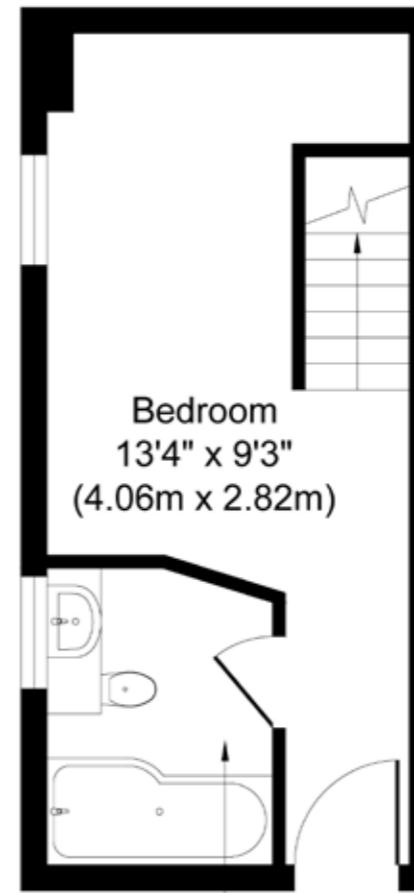
“This has been our sweet, cosy and romantic home-from-home.”

Although officially the cottage does not come with an off-street parking space, there is a space beside the house that has been used by the owners and guests for many years.

Keepers Cottage has been a much-loved home-from-home for the current owners, but it has also been an incredibly successful and popular holiday let with many guests returning year after year. Due, in part, to their scarcity, one bedroom properties always let incredibly well, idyllic for a romantic long-weekend or a relaxing getaway, for bird watchers and dog owners alike. Keepers Cottage will always have a year-round appeal.



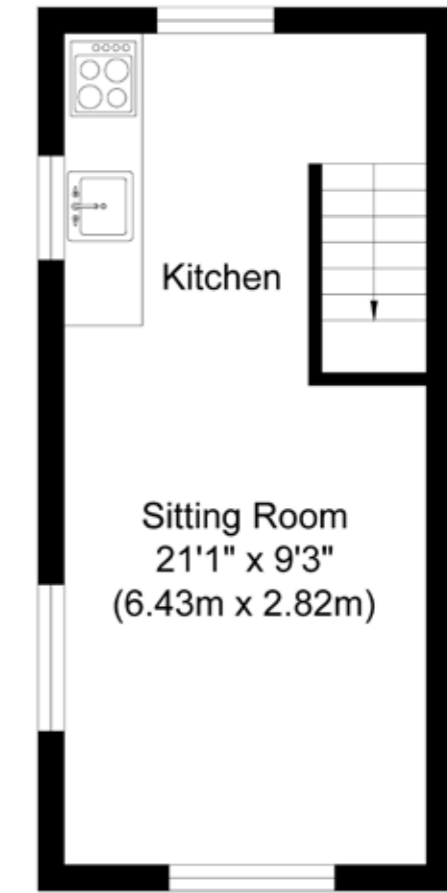




Bedroom  
13'4" x 9'3"  
(4.06m x 2.82m)

Bathroom  
7'7" x 5'5"  
(2.31m x 1.65m)

**Ground Floor**  
**Approximate Floor Area**  
**197 sq. ft**  
**(18.30 sq. m)**



Sitting Room  
21'1" x 9'3"  
(6.43m x 2.82m)

**First Floor**  
**Approximate Floor Area**  
**197 sq. ft**  
**(18.30 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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ALL THE REASONS

# Docking

IS THE PLACE TO CALL HOME



Docking is arguably one of Norfolk's best hideaways, just four miles from the sea yet a comfortable breeze away from the coastal

crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt - along with Burnham Market, Holkham and nearby local bird reserves.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272ft and was once known as 'Dry Docking', because of its lack of drinking water. A well was sunk in the village in the 18th century and residents paid a farthing per bucket until a mains supply was installed in 1936. The small village played a key role in World War II when the RAF Docking airfield operated between 1940-1958, and nearby Docking Hall housed serving actors Richard Burton, Robert Hardy and Warren Mitchell during this time.

Today, a strong village community exists and Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-served, Docking also has

a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

Buyers are spoilt for choice with a wide range of property including traditional, brick and flint and whitewashed cottages, classic Georgian houses and a growing range of quality new-build homes. One of the latest additions is Four Miles, so called for its short distance from the coastline at Thornham and Brancaster, which offers a range of quality cottages, barns and apartments on generous plots, sympathetically designed to fit in with their country location.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall.

There are ideal dog walks within the village and here is the ideal country life location.

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



Note from the Vendor



Docking has some lovely spaces to enjoy.

“Our favourite spot of the house is arguably the house's location itself, it is really quietly located.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8302-7928-0930-7053-9992

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: ///witty.airbrush.wove

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# SOWERBYS



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