



Welcome to Langtry Cottage

50 THINGS TO DO BEFORE YOU ARE 11 ½

- 1 CLIMB A TREE
- 2 ROLL DOWN A HILL
- 3 CAMP IN THE WILD
- 4 BUILD A DEN
- 5 MAKE A LIGHT
- 6 PLAY IN THE RAIN
- 7 PUT A KITE UP
- 8 CATCH A FISH
- 9 EAT AN APPLE FROM THE TREE
- 10 PLAY COINSD
- 11 GO FOR A LONG BICYCLE RIDE
- 12 MAKE A JACK
- 13 CLIMB A HILL
- 14 CLIMB A TREE
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- 50 CLIMB A TREE



In the first morning of Betty Shaws - who taught us to make clay adventuring, and that life is too short to drink bad wine.

I AM A NORFOLK MAN, AND GLORY IN BEING SO.
HORATIO NELSON



THE STORY OF

1 Langtry Cottage

Docking, Norfolk

SOWERBYS

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THE STORY OF

1 Langtry Cottage

Fakenham Road, Docking,
Norfolk, PE31 8NW

Brick and Flint Cottage

Abundance of Living Space

Three Double Bedrooms

Off-Street Parking

South-Facing Enclosed Garden

Large Kitchen/Dining Room

Meadowland Views

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“...with french doors to the garden, and a log-burner, the sitting room is perfect in both summer and winter.”

Langtry Cottage is a perfectly balanced three bedroom home with free flowing and flexible living space and three good bedrooms.

There is ample gravelled off street parking to the side of the cottage and so it is natural that from here you approach the house from the rear into the wonderful 'L' shaped kitchen. This is a perfect space for family suppers and with the french doors open to the patio it is

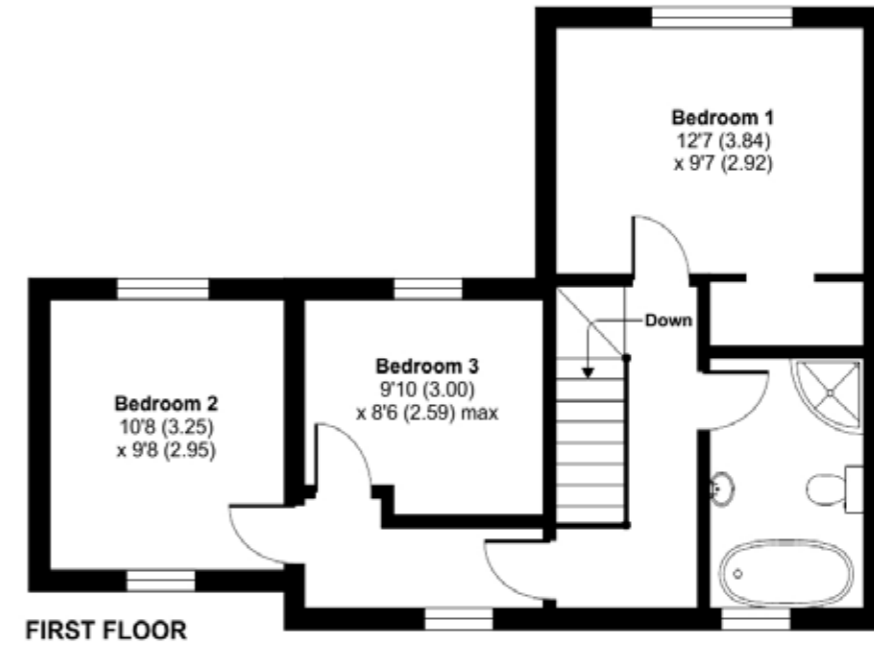
light and airy in the summer. Follow the house around to the living room which is just as generously proportioned as the kitchen/dining room and, with its central log-burner, is a wonderful winter room but as it also has french doors, it also links up with that outdoor space.

Upstairs there are three good double bedrooms and these all share the family bathroom with its shower and sumptuous roll-top bath.

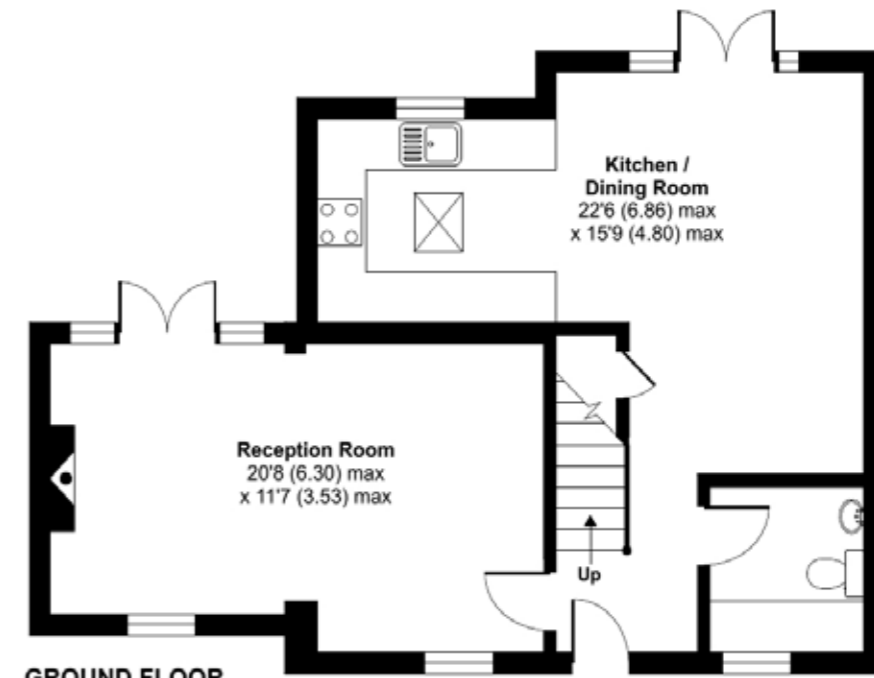




Approximate Area = 1139 sq ft / 105.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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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Outside and in addition to the plentiful off street parking there is a completely enclosed, south-facing, paved garden that backs onto and overlooks meadowland to the rear.

As you can see from the list of '50 things to do before you are 11 ¾', Langtree Cottage has been the perfect home from home for the current owners and their children to explore and enjoy all that is so very special about north Norfolk. Over the last year, the house has also been established as a very successful holiday let, and could easily continue as such.





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.

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. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars 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



“Views over meadowland to the rear ensure a sense of tranquillity..”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Central heating fed by electric boiler. EV charging point.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0090-2881-6511-9293-3625

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: ///stuck.diplomas.quietest

AGENT'S NOTE

Contents and furnishings may be available by separate negotiation.

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.

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