



THE STORY OF  
**7 Courtyard Barns**  
*Docking, Norfolk*

**SOWERBYS**



THE STORY OF

# 7 Courtyard Barns

Station Road, Docking  
PE31 8NZ

Stunning Barn Conversion

Three Double Bedrooms

Snug/Bedroom Four

550 sq. ft. Reception Room

Substantial Kitchen

Cart Shed

Off-Street Parking

Far-Reaching County Views

Original Period Features

Underfloor Heating

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“Far-reaching countryside views create the perfect feeling of North Norfolk living.”

Converted a little over seven years ago, Number Seven represents a perfect balance of living space and accommodation coupled with many delightful original barn features.

The entrance hall is fully vaulted so that you are immediately presented with a sense of space which is indicative of a good barn conversion.

You are naturally drawn into the kitchen,

immediately to your right, and this room is both elegantly fitted out as well as spacious and flooded with natural light with four west-facing windows, as well as the glassed ceiling over.

Originally closed off to the main dining and reception room, the current owners have opened the kitchen up to allow for free-flowing entertaining and a family space which works perfectly.



The principal reception room is more than 550 sq. ft. and features overhead beams, a central grand log-burner, set on traditional Norfolk pamments, as well as french doors out to the garden beyond. There is ample room for a large family, plus friends, dining table as well as a generous soft seating area. This room embodies the best things about large family gatherings, laughter over tall tales and exaggerated adventures of the day.

To the side of the property, reached from the hallway, is a fourth bedroom/ generous snug, or home office if so desired. Located next door to a downstairs shower room, it means that this room works perfectly as a downstairs bedroom option - ideal for extra guests or perhaps grandparents who would rather avoid the hassle of stairs.

The downstairs is completed with a utility room off the kitchen with its own door, so perfect for corralling muddy two or four legged little ones while they get sluiced down.





Upstairs there are three generous double bedrooms, the largest of which has an equally proportioned en-suite whilst the other two share the family bathroom. What is particularly lovely about the upstairs rooms are the original beams which really help show the age of this wonderful, old building which has been given a second lease of life. What is also a delight is the way in which you fully appreciate those country views when lying in bed.

Outside and to the front there is off-street parking for two cars as well as a separate cart shed which is ideal for boat storage and there is also a secure storage shed perfect for keeping gardening equipment, kayaks, and bicycles. There is also a practical 'hidden area' for the oil tank and bins, meaning that practical necessities are out of the way.

To the rear is an extremely private garden, completely enclosed with patio immediately off the reception room with the remainder laid to lawn. As the village of Docking is situated at one of the highest points of the North Norfolk coast, this is a garden and a property which also enjoys incredibly far-reaching views over open countryside.

Having been bought from 'new' by the current owners, Seven Courtyard Barn has been absolutely loved as a family home-from-home by the current owners. In fact, so much have they loved being here that they have decided to make North Norfolk their main home and no longer need Courtyard Barn, but hope that its next custodians love it just as much as they have.





First Floor  
 Approximate Floor Area  
 1,009 sq. ft  
 (93.73 sq. m)



Outbuilding  
 Approximate Floor Area  
 268 sq. ft  
 (24.89 sq. m)

Ground Floor  
 Approximate Floor Area  
 1,308 sq. ft  
 (121.51 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.

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-serviced, 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



“A much-loved home which inspired our clients to permanently call North Norfolk their home.”

SOWERBYS



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 2258-1092-7375-5723-0944

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: ///gala.diagram.workbook

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# SOWERBYS



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