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THE STORY OF
The Pickling Jar
Docking, Norfolk

SOWERBYS



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The Pickling Jar

Docking, Norfolk
PE31 8FT

Period Cottage

Completely Refurbished Throughout

Three Individually Designed Double Bedrooms

Beautiful Kitchen/Dining Room

Elegant Reception Room

Three En-Suites

Courtyard Garden

10 Year Building Warranty from 2021

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Set within a very pretty and private little courtyard, from the exterior The Pickling Jar has the true aesthetic of an idyllic and picture perfect Victorian Norfolk cottage. However, step inside and this is a property that has been taken back to its bare bones before being remodelled and finished to create the stunning home we see today.

The ground floor is 'L' shaped and divided between the two rooms that matter most in a cottage. To the rear is an incredibly stylish kitchen/dining room with one wall having a full width bi-folding door out to the courtyard. Separated by the generous and welcoming central entrance hall, the truly beautiful sitting room provides the balance of the living and entertaining space and, with its matching bi-folding glass doors, the entire ground floor opens up on those balmy summer days to provide a free flowing al-fresco entertaining space.

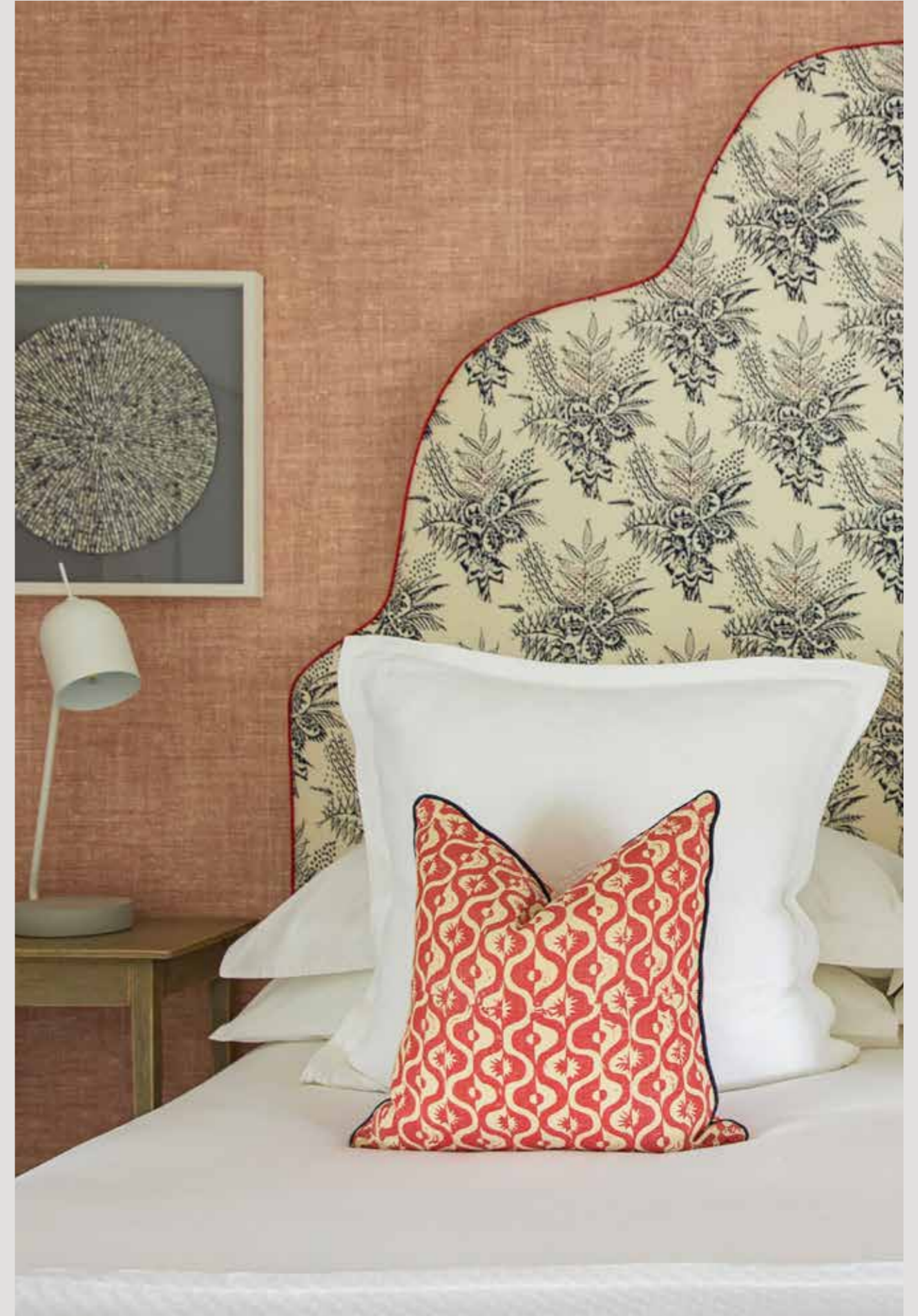
Upstairs there are three double bedroom suites, each individually designed and crafted to create its own character and each reflecting the incredible attention to detail that the owner has lavished on this cottage.

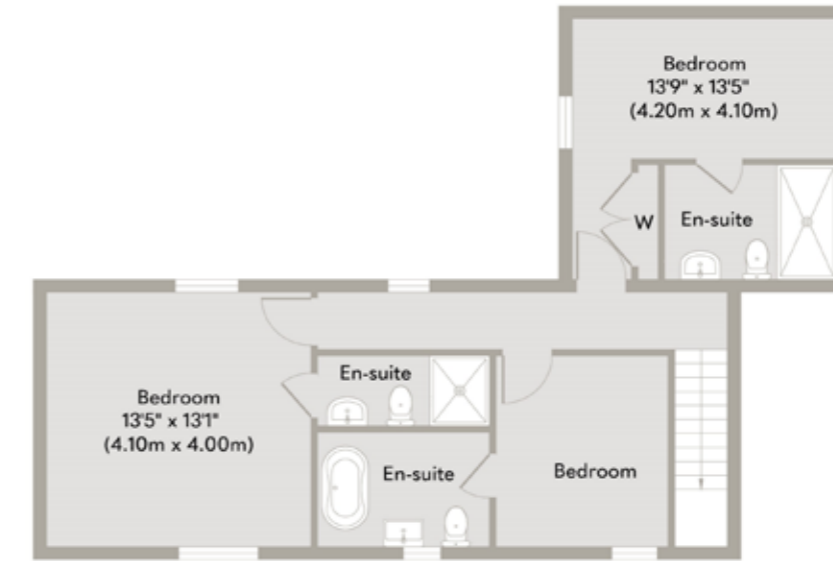
The courtyard garden is both secure and private as well as being fully paved so easy to maintain. To the front there are two off-street parking spaces.

The meticulous finish that is evident not only in every room but in every small detail in every room, is testament to the true passion that the designer and owner has brought to this magnificent cottage. Since completing their work, it will be no surprise to learn that it has been occupied almost continuously as a holiday let and could easily continue as such. Alternatively, you could easily be forgiven for not wanting to share such a beautiful home with anyone other than your own family and friends.

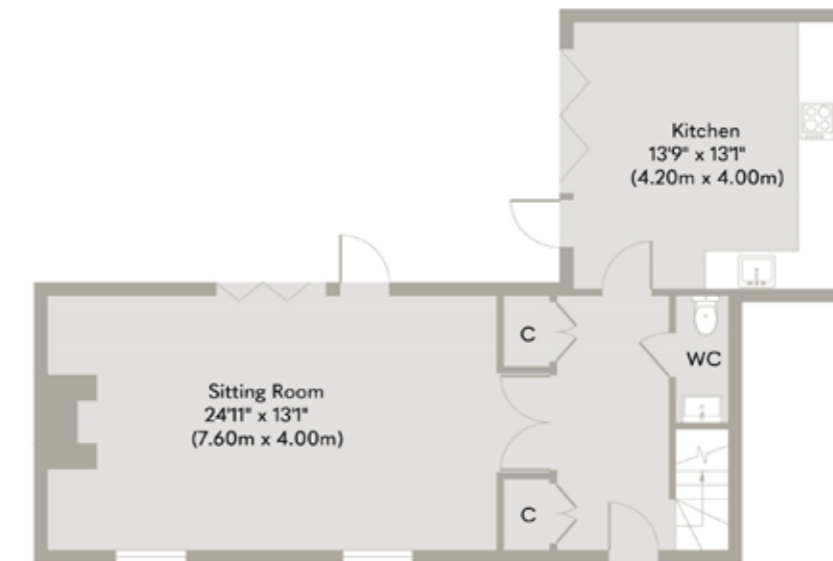


The property has a great layout, with light filled rooms and designer en-suites.





First Floor



Ground Floor

Ground Floor Approximate Floor Area 627 sq. ft (58.23 sq. m)
First Floor Approximate Floor Area 625 sq. ft (58.07 sq. m)
Approx. Gross Internal Floor Area 1252 sq. ft (116.30 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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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. One notable development is Four Miles, named for its proximity to Thornham and Brancaster, offering cottages, barns, and apartments designed to blend with the countryside.

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



“The Pickling Jar has the true aesthetic of an idyllic and picture-perfect Victorian Norfolk cottage.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump underfloor heating to the ground floor. Radiators on the first floor. EV charger.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref: 9357-3900-6302-7750-9200

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: ///corded.blueberry.flops

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SOWERBYS

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for the homeless

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Waveney

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