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THE STORY OF

Shingledene

Docking, Norfolk

SOWERBYS



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Shingledene

Docking, Norfolk
PE31 8LQ

Detached Property

Double Fronted

Period Features Throughout

Four Double Bedrooms

Three Reception Rooms

Private Walled Garden

Large Multipurpose Outbuilding

Central Village Location

Off Street Parking

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Set well back on a substantial plot, Shingledene is an extremely handsome double fronted period property with a delightful history.

Upon entering, you are immediately struck by the impressive sense of space, enhanced by wonderfully high ceilings throughout. The abundance of natural light is further amplified by direct views down the central hallway to the garden beyond. The two formal reception rooms are either side of the entrance hall. One side features the sitting room, complete with its original wooden flooring and a log-burner that creates a cosy atmosphere. It's the ideal spot for snuggling up to a good film after a wind-swept dog walk on Brancaster beach. On the opposite side, you'll find the dining room, with its practical Norfolk pamment floor and open fireplace. This was once where estate workers queued to receive their weekly wages during the tenure of the estate manager, for whom the house was originally built.

To the rear, the family kitchen and breakfast room exudes a warm, homely charm, featuring a Rayburn oven and an overhead laundry dryer. It's the perfect space for a mid-morning coffee and catch-up with friends, helping with homework after a fun-filled school day, or sharing stories over a family supper. Additionally at the rear is a more modern third reception or family room. With its lantern ceiling and french doors opening to the garden, this bright and airy space has a wonderfully relaxed atmosphere, ideal for unwinding and enjoying the view.

Upstairs, you will find four generously sized double bedrooms, some of which retain their original fireplaces. These bedrooms share a well-appointed family bathroom on the first floor, while a convenient shower room on the ground floor provides additional practicality for a busy household.





Outside, to the rear, a spacious purpose-built outbuilding, currently an artist's studio and home office with superfast broadband, offers endless possibilities, from a home gym to a games room or teenage den. The beautifully enclosed garden is a standout feature, bordered by an attractive old flint wall that enhances both privacy and security, ideal for families with children and pets. This tranquil outdoor space provides plenty of room for relaxation, outdoor dining, and entertaining.



To the front, there is ample off-street parking, comfortably accommodating several vehicles, ensuring both convenience and practicality for homeowners and guests alike.

Shingledene has been a cherished family home for over twenty years. Its central location has allowed the owners to fully enjoy the village's many amenities and embrace the strong community spirit and lasting friendships built along the way.



First Floor
Approximate Floor Area
807 sq. ft
(74.99 sq. m)



Ground Floor
Approximate Floor Area
970 sq. ft
(90.10 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 the Vendor



“The original flint walls in the garden are not only beautiful but also give total privacy.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: 8056-7422-4970-2286-7996.

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: ///sprint.gift.outcasts

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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