



THE STORY OF

6 Granary Court

Docking, Norfolk

SOWERBYS



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6 Granary Court

Docking, Norfolk,
PE31 8QJ

An Avada Home

Three Double Bedrooms and a
Large Single Bedroom

Two En-Suites

Vaulted Open-Plan Living Space

Private Gardens

Energy Efficient Living

Meticulous Finish Throughout

Stunning Countryside Views

Garage and Off Road Parking

Successful Holiday Let

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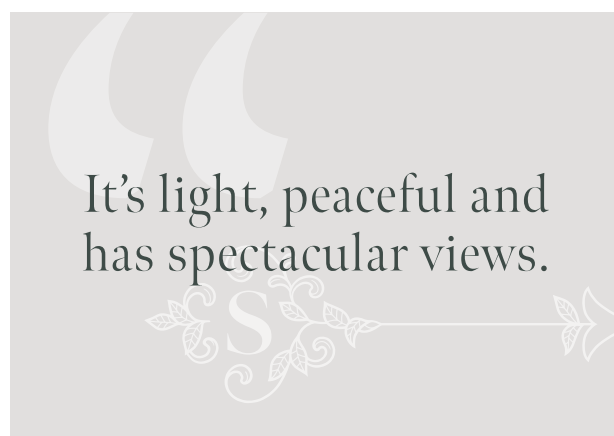


Positioned on the northern edge of this exclusive development, Number Six enjoys a commanding vantage point, thanks to Docking's elevated position, offering far-reaching views across the undulating countryside and, just four miles away, a captivating glimpse of the sea.

As with every Avada home, thoughtful design is at the heart of this property. To make the most of its spectacular surroundings, the main living and entertaining areas are located on the upper floor. Here, a vaulted open-plan space provides a light-filled, airy expanse that is both welcoming and refined, making it the perfect backdrop for both relaxed living and memorable entertaining. From this elevated position, the panoramic views stretch to the horizon, inviting the outside in and drawing the eye towards that near distant coastline.

On the ground floor there are four generously proportioned bedrooms. The principal suite and guest bedroom both benefit from luxurious en-suites, while the remaining two bedrooms share a beautifully appointed family bathroom and all are finished with Avada's signature attention to detail and quality craftsmanship.

Avada Homes have long been celebrated for building properties that marry exterior elegance with an exquisite interior finish and Six Granary Court is a true testament to that reputation. Impeccably designed, superbly situated, and with views that are nothing short of breathtaking, this is a home that truly elevates everyday living.





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



Open-Plan Living at 6 Granary Court

“The views are our favourite part of this home, especially looking across fields to the sea whilst we relax on the sofa.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 9060-3812-8429-2302-3111

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: ///boldest.commoners.notched

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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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