



THE STORY OF

Bay Tree Cottage

Docking, Norfolk

SOWERBYS



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Bay Tree Cottage

Ringstead Road, Docking, Norfolk
PE31 8PL

Detached Modern Cottage

Three Double Bedrooms

Two Shower Rooms

Well Balanced Home

Edge of Village

West-Facing Enclosed Garden

Farmland Views

Close to the Coast

Off-Street Parking

Well Presented

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Situated on the peaceful western edge of the increasingly popular North Norfolk village of Docking, Bay Tree Cottage is a beautifully presented detached three-bedroom home, offering the perfect balance of rural seclusion and village convenience.

Set well back from the lane, the cottage enjoys an enviable position overlooking open farmland, with uninterrupted views that change with the seasons. From the moment you arrive, the setting is one of space, light and calm.

Inside, the cottage welcomes you with a sense of warmth and understated style. Both the kitchen and the living room frame the rural outlook, drawing the outside in and flooding the home with natural light. The sitting room is a versatile space, equally suited to cosy winter evenings by the contemporary log burner as it is to lazy summer afternoons, with French doors opening wide onto the west-facing patio beyond.

“ This home is light and airy which makes it a delight to live in.”

There is plenty of room for dining and relaxing, making it a great space for entertaining or simply enjoying everyday moments.

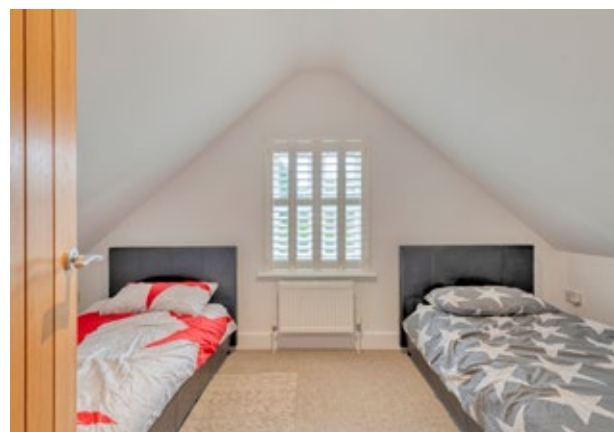
The layout is practical as well as charming, with two double bedrooms on the ground floor sharing a sleek modern shower room – perfect for guests or family.

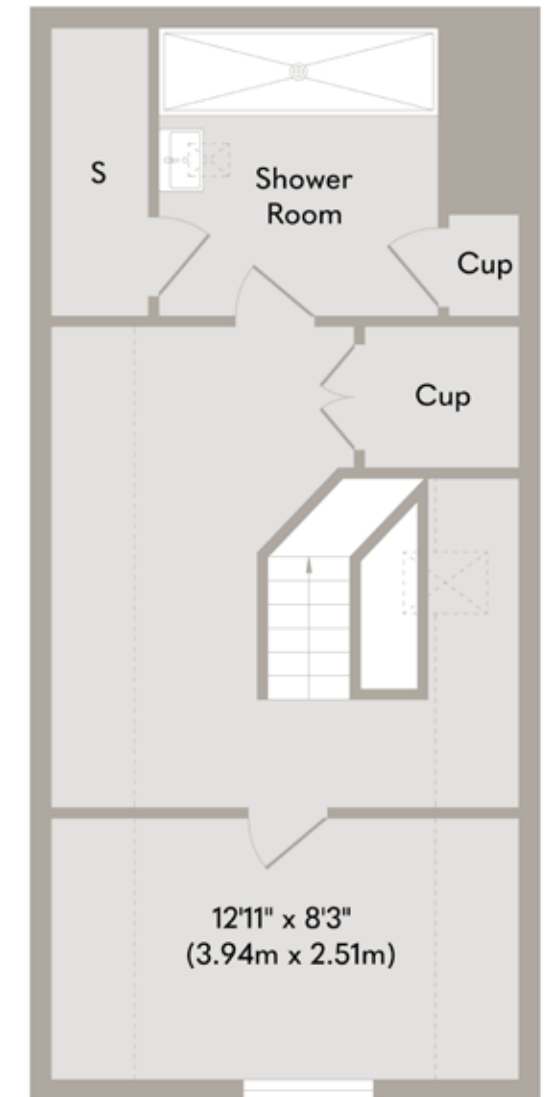
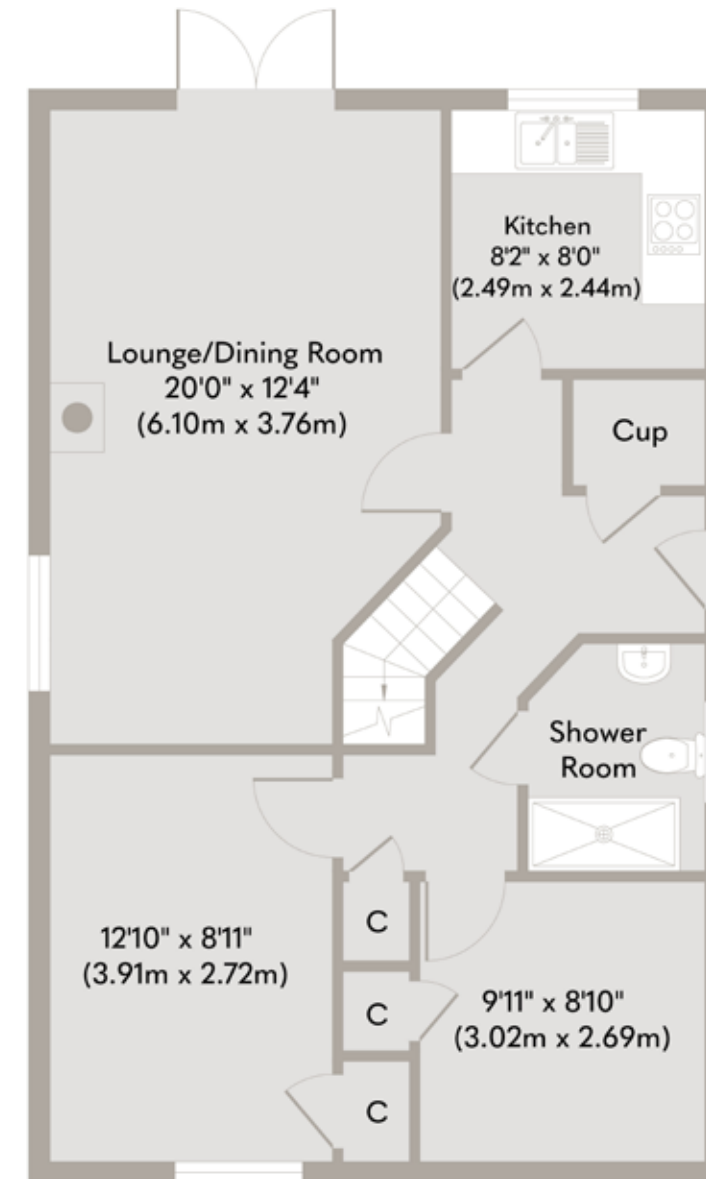


Upstairs, the principal bedroom offers a peaceful retreat with its own generous separate shower room, creating a private haven away from the main living areas.

Step outside and you will find off-street parking for two cars at the front, with a gravelled driveway and cottage-style frontage. To the rear, a fully enclosed garden provides a safe, sunny space for children and pets to roam freely – or for grown-ups to relax with a drink and enjoy the peace of the countryside.

Whether you are searching for a full-time home, a weekend escape or an investment in a growing coastal hotspot, Bay Tree Cottage offers all the ingredients for a relaxed Norfolk lifestyle – quiet, characterful and completely connected to its surroundings.





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-served 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



"We've loved sitting in the lounge with the doors open enjoying a view of the fields and the big Norfolk skies."



SERVICES CONNECTED

Mains water, electricity, and drainage. Solar PV (Photovoltaic) panels.
Heating via a wood burner/open fire and air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref: 5335-6321-2500-0824-4206

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: ///workloads.hatter.runners

AGENTS NOTE

The property is to be used solely as a private dwelling house for a single household.
No trade or business of any kind may be carried out at the premises.

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.

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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