



THE STORY OF

# Bay Tree Cottage

*Docking, Norfolk*

SOWERBYS



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Ringstead Road, Docking, Norfolk  
PE31 8PL

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Detached Village Cottage with  
Open Farmland Views

Peaceful Edge-Of-Village Position

Well-Proportioned Accommodation  
Arranged Over Two Floors

Ground Floor Principal Bedroom  
Enabling Single-Level Living

Light-Filled Sitting Room with Log  
Burner and French Doors

Kitchen and Living Spaces Oriented  
to Maximise Rural Outlook

Flexible First Floor with Additional  
Bedroom and Shower Room

Enclosed Rear Garden

Off-Street Parking for Two Vehicles  
with Gravel Driveway

Energy Efficient Home with Underfloor Heating,  
Air Source Heat Pump and Solar Panels

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**S**ituated on the peaceful western edge of the increasingly popular North Norfolk village of Docking, Bay Tree Cottage is a beautifully presented detached home that perfectly suits those seeking a quieter, more manageable lifestyle without compromising on space, outlook or comfort.

Set well back from the lane, the cottage enjoys an enviable position overlooking open farmland, with open views that change with the seasons and create an immediate sense of calm and privacy. From arrival, the setting feels wonderfully unspoilt, yet remains within easy reach of village amenities and the nearby coast.

The heart of the home lies on the ground floor, thoughtfully arranged for ease of day-to-day living. Both the kitchen and the main living room are positioned to make the most of the rural outlook, drawing in natural light and framing views across the fields beyond. The sitting room is a warm and welcoming space, ideal for relaxed evenings beside the contemporary log burner, while French doors open directly onto the west-facing patio, making indoor-outdoor living effortless during the warmer months.

There is ample space for dining and entertaining, yet the layout remains practical and comfortable, particularly well suited to downsizers or those looking for a low-maintenance main residence or second home.

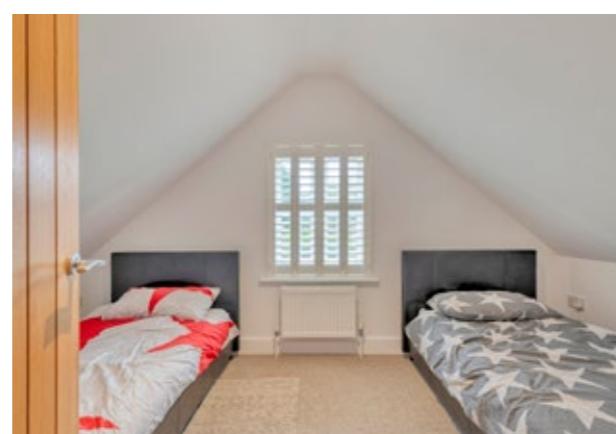
The principal bedroom is located on the ground floor, offering excellent flexibility for single-level living if required. A second double bedroom on this level is ideal for visiting family or friends, with both rooms served by a smart, modern shower room.

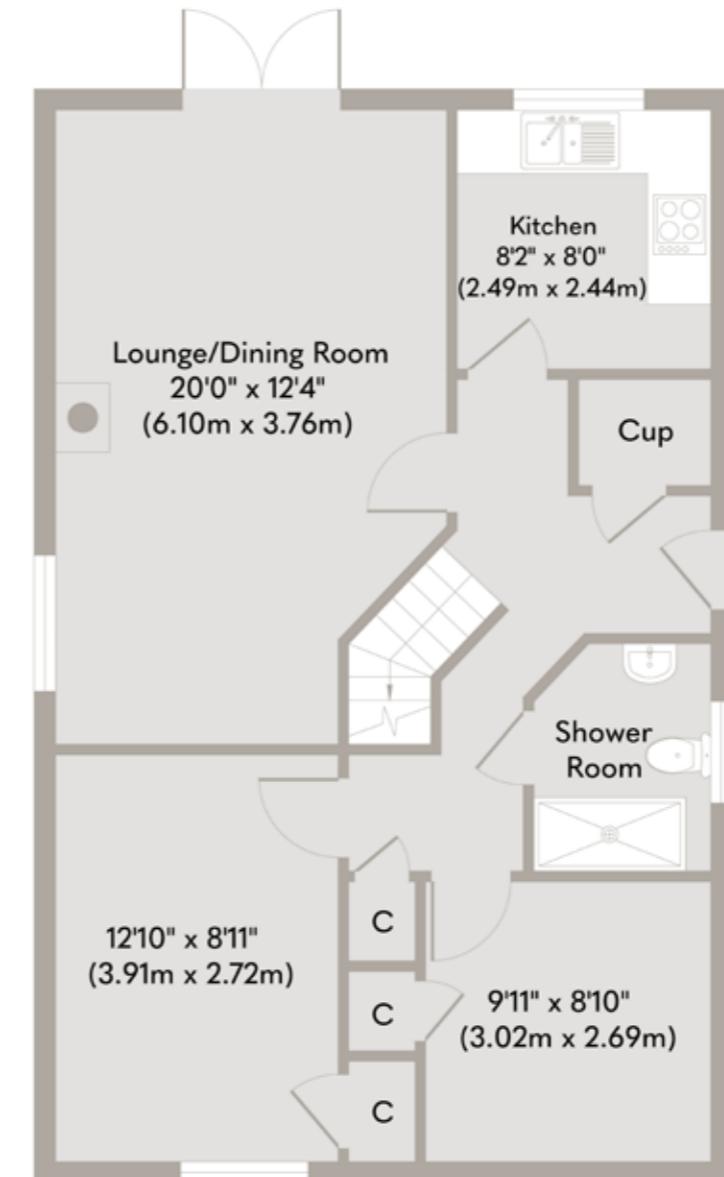
Upstairs, the accommodation offers excellent versatility rather than a conventional second floor of bedrooms. A generous landing area creates a valuable multi-purpose space, ideal for use as a home office, reading area, occasional sitting room or hobby space. Beyond this, an additional bedroom and separate shower room provide comfortable guest accommodation or further flexible use, well separated from the main living areas below.

Outside, the cottage benefits from off-street parking for two vehicles at the front, with a gravelled driveway and attractive cottage-style frontage. To the rear, the fully enclosed garden enjoys a sunny, open aspect and provides a peaceful space to relax, entertain or potter, without feeling demanding to maintain. There is also clear potential to extend or add a conservatory, subject to the usual consents, without sacrificing a significant portion of the garden.

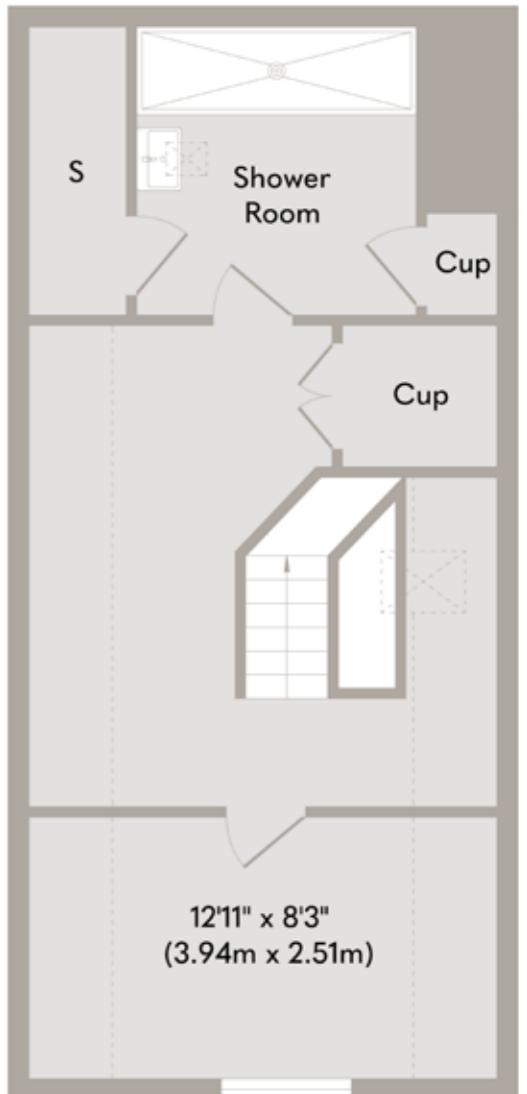
Bay Tree Cottage is also notable for its energy efficiency and low running costs, featuring solar panels that reduce energy bills and generate an income, a valuable and increasingly sought-after benefit for both full-time and second-home buyers.

Whether you are looking to downsize, secure a comfortable coastal retreat or invest in a thriving North Norfolk village, Bay Tree Cottage offers a rare combination of outlook, efficiency and flexibility, a home that is easy to live in, economical to run and deeply connected to its surroundings.





**Ground Floor**  
Approximate Floor Area  
685 sq. ft  
(63.67 sq. m)



**First Floor**  
Approximate Floor Area  
489 sq. ft  
(45.44 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 Thurnham 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. The property also benefits from underfloor heating to the ground floor.

## 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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