



THE STORY OF

Grove Cottage

Docking, Norfolk

SOWERBYS

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Grove Cottage

Little Lane, Docking, Norfolk
PE31 8NT

Three Double Bedrooms

Georgian Cottage

Two Reception Rooms

Kitchen/Dining Room

Georgian Fireplaces

Off-Street Parking

Patio Garden

Quiet Village Location

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“The perfectly proportioned kitchen is a charming space within this home.”

Originally a double-fronted Carrstone cottage it has had a later Victorian extension which has created a well-balanced and delightful period cottage home.

Whilst there is a front door, this is a practical home and as such it will most often be entered via the back door and in through the utility and boot room; where better to shake off muddy boots or sandy footwear?

After this you are through to the pretty kitchen/dining room. This cottage kitchen is perfectly proportioned and has ample space for a kitchen table to seat six.

At the front of the cottage there are two equally proportioned living rooms, the one off the kitchen has a log-burner and the other has its original open fireplace. Both are used as cosy living spaces and you can easily picture curling up in front of either fireplace on a chilly winter's night with a warming flicker in the background. Equally with both rooms facing south they are also light and airy in the summer.

Completing the downstairs is a ground floor double bedroom, situated in the extended end of the cottage.





Upstairs there are a further two double bedrooms and, whilst there is a downstairs WC, all three share this bathroom. A particularly charming about the principal bedroom and the bathroom are that they retain their original period fireplaces, adding an extra level of charm.

Outside, as well as off-street parking, there is a west-facing patio terrace to enjoy. With paddocks to the rear and field views to the front, this is a home which really feels like it is on the very edge of the countryside.

Grove Cottage has been a much-loved and cherished home-from-home for the current owners as is evident by the wonderfully well-maintained condition throughout and they are certain that its next custodians will love it just as much as they have...





Bedroom 2
14'5" x 9'2"
(4.40m x 2.80m)
Bathroom
9'2" x 9'2"
(2.80m x 2.80m)
Bedroom 1
14'5" x 14'5"
(4.40m x 4.40m)
First Floor
Approximate Floor Area
528 sq. ft
(49.02 sq. m)



Utility
10'10" x 8'6"
(3.30m x 2.60m)
Kitchen
14'5" x 9'10"
(4.40m x 3.00m)
Dining Room
13'1" x 9'2"
(4.00m x 2.80m)
Bedroom 3
14'5" x 9'2"
(4.40m x 2.80m)
Sitting Room
13'9" x 13'1"
(4.20m x 4.00m)
Ground Floor
Approximate Floor Area
728 sq. ft
(67.61 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.



ALL THE REASONS

Docking

IS THE PLACE TO CALL HOME



Docking is arguably one of Norfolk's best hideaways, just four miles from the sea yet a comfortable breeze away from the coastal crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272ft and was once known as 'Dry Docking', because of its lack of drinking water. A well was sunk in the village in the 18th century and residents paid a farthing per bucket until a mains supply was installed in 1936. The small village played a key role in World War II when the RAF Docking airfield operated between 1940-1958, and nearby Docking Hall housed serving actors Richard Burton, Robert Hardy and Warren Mitchell during this time.

Today, a strong village community exists and Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-serviced, Docking also has

a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

Buyers are spoilt for choice with a wide range of property including traditional, brick and flint and whitewashed cottages, classic Georgian houses and a growing range of quality new-build homes. One of the latest additions is Four Miles, so called for its short distance from the coastline at Thornham and Brancaster, which offers a range of quality cottages, barns and apartments on generous plots, sympathetically designed to fit in with their country location.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars 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 location of this cottage makes it easy to feel like you are on the edge of the countryside.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, drainage, and broadband connectivity.
Oil-fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 7404-3037-8204-0564-4200

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: ///lollipop.mows.pouch

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.

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