



Introducing
Flint House
Docking

SOWERBYS

Prospective tenants are welcomed into the grand entrance hall, leading to the expansive ground floor accommodation. The bespoke fitted kitchen boasts ample cupboard and worktop space and is ideal for food preparation, complete with integrated fridge freezer, dishwasher, and range-style electric cooker. The open-plan dining area accommodates a table of any size and is perfect for entertaining, with bifold doors opening onto the rear patio. A separate utility room, housing a washing machine, tumble dryer, and further storage, sits just off the kitchen.

The formal sitting room is generously sized, with an operational fireplace, the perfect space for cosy winter evenings. One of the five double bedrooms is located on the ground floor and could alternatively be used as a study or home office. Completing the ground floor is a cloakroom with shower, wash basin, WC, and heated towel rail.

Stairs from the entrance hall lead to four further double bedrooms, two with en-suite shower rooms. The principal bedroom enjoys dual garden views, fitted wardrobe, and en-suite with shower, wash basin, WC, and heated towel rail. The second bedroom also includes fitted wardrobes and a private en-suite. Bedrooms three and four are spacious and include built-in storage. A well-appointed family bathroom serves these rooms, offering a bath, separate shower, WC, basin, heated towel rail, and fitted cupboards.

Flint House sits within an exclusive development of nine barn conversions and new-build homes. Accessed via a private road, the property includes a block-paved driveway with parking for three vehicles and a characterful carport. The enclosed garden is mainly laid to lawn with birch trees, a wraparound patio, orchard with fruit trees, and a timber storage shed.

Available from 14 May on a minimum 12-month tenancy.

DOCKING

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.

AGENTS NOTES

Unfurnished

Pets By Negotiation

Available May 14th

Air Source Heat Pump

12 Month Initial Tenancy

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words:///pizzas.hurray.including



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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