



Introducing  
2 Crarves  
Docking

**SOWERBYS**

Upon arrival at the property, prospective tenants are welcomed into an entrance hall that is home to a cloakroom with a wash basin and WC. This leads to the thoughtfully arranged ground floor, which effortlessly blends traditional charm with modern comforts.

The heart of the home is a contemporary fitted kitchen, designed with both style and functionality in mind. Offering ample cupboard and worktop space, the kitchen is ideal for those who enjoy cooking and entertaining. It opens directly onto a generous dining area, creating a sociable open-plan environment perfectly suited to modern living, complete with an operational wood burner.

Flooded with natural light, the sitting area offers ample space for all desired furnishings, providing the ideal spot for relaxing after a day exploring the nearby enchanting coastline.

Stairs from the entrance hall lead prospective tenants to the first-floor bedroom and bathroom accommodation.

Both the primary and second bedrooms within the cottage are versatile double rooms, allowing space for all traditional furnishings. Complementing the bedrooms is a contemporary bathroom comprising a walk-in shower, wash basin, WC, and heated towel rail.

Externally, the property benefits from allocated parking for two vehicles to the side, on a shared gravel driveway. The westerly-facing rear garden is a charming courtyard space featuring a terrace seating area with raised flower and shrub borders. The garden is enclosed by brick and cobble walls with a side gate and outside lighting.

The property is available now on an initial 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 NOTE**

No pets.

Unfurnished.

Available now.

Electric heating.

12 month initial tenancy.

## **COUNCIL TAX**

Band C.

## **ENERGY EFFICIENCY RATING**

D. 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: [///manage.contracts.hexas](https://www.what3words.com/#!/manage/contracts/hexas)







# 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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