



THE STORY OF  
**Old Post Office**  
*Docking, Norfolk*

**SOWERBYS**



THE STORY OF

# Old Post Office

Well Street, Docking, Norfolk  
PE31 8LQ

---

Character Cottage

Village Location

Spacious Sitting Room

Kitchen/Breakfast Room

Three Bedrooms

Two Bathrooms

No Upward Chain

---

**SOWERBYS HUNSTANTON OFFICE**

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)



Nestled in the very heart of the village, this delightful character cottage offers beautifully arranged accommodation over three floors and perfectly blends period charm with versatile living space.

The ground floor welcomes you into a wonderfully spacious sitting room, full of warmth and character – an ideal space for relaxing evenings or entertaining guests. To the rear, a kitchen/breakfast room provides space for dining and everyday living, creating a true hub of the home. A convenient ground floor shower room adds practicality and flexibility to the layout.



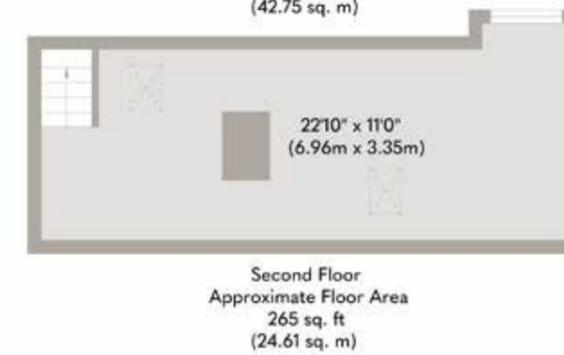
On the first floor, there are two well-proportioned bedrooms, both light and inviting, served by a family bathroom. The second floor reveals a charming third bedroom, tucked away to provide a peaceful retreat – perfect as a guest room, home office or cosy principal suite.

Currently operating as a successful holiday let, the property presents an exciting opportunity for those seeking an investment with proven income potential. Equally, it would make a wonderful full-time residence or idyllic weekend escape in a sought-after village setting. Simply, it's a rare opportunity to acquire a characterful home in a prime central location.



The loft conversion  
main bedroom is one of  
my favourite spots, it's  
lovely...





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.

Copyright V360 Ltd 2026 | [www.houseviz.com](http://www.houseviz.com)

# 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 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



Seals on Brancaster Beach

"...in the heart of coastal rural Norfolk...one of the only villages to have a local shop and only 10 minutes from the sea."



### SERVICES CONNECTED

Mains electricity, water and drainage. Electric wall heaters.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

F. Ref:- 2178-5561-6482-0151-4037

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: ///choice.elaborate.rigs

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

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

