



THE STORY OF

1 Manor Holds

Docking, Norfolk

SOWERBYS



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Docking, Norfolk
PE31 8NF

Detached New Home Reaching
Approximately 2,000 Sq. Ft.

Four Double Bedrooms

Three En-suites Plus Family Bathroom

Substantial Kitchen Family Room

Garage and Ample Off Street Parking

Close to Village Amenities

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No.1 Manor Holds is an elegant double-fronted red brick home, designed and built by one of the region's most highly regarded building families. True to their reputation, every detail has been carefully considered to create a home perfectly suited to modern living.

Although there's a welcoming front door for guests, the house naturally flows from the rear, where parking and a garage are conveniently located. Stepping inside, the wide entrance hall leads to a utility and boot room - ideal for muddy coats after a winter walk on Brancaster Beach or rinsing sandy paws in summer.

The heart of the home is the impressive kitchen/family room, offering space for both dining and relaxing. A central island with breakfast bar makes an inviting spot for casual suppers or catch-ups with friends, while four-panel bi-fold doors open onto the patio, seamlessly extending the living space outdoors. A separate sitting room provides a cosy retreat for quieter evenings.

Upstairs, four generous double bedrooms await. Three enjoy en-suite facilities, while the principal suite also features a walk-in wardrobe. A stylish family bathroom with roll-top bath and shower serves the remaining bedroom.

Outside, the well-proportioned garden is laid to lawn with mature borders, complemented by ample off-street parking.

Docking itself has become an increasingly popular location, offering better value than its fashionable neighbours, Burnham Market and Brancaster, while retaining a welcoming community spirit and excellent amenities. 1 Manor Holds captures the best of both worlds - a beautifully crafted home in a thriving North Norfolk village.





Ground Floor
Approximate Floor Area
1014 sq. ft
(94.23 sq. m)



First Floor
Approximate Floor Area
1014 sq. ft
(94.23 sq. m)



Garage

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 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 Sowerbys



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SERVICES CONNECTED

Mains electricity, water and drainage. Heating via Air Source Heat Pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///shepherds.jokes.built

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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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