

THE STORY OF

Berewite

Docking, Norfolk

SOWERBYS

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Berewite

Ringstead Road, Docking, Norfolk
PE31 8PQ

Three-Bedroom Period Home

Beautiful Rural Surrounding

Open-Plan Kitchen and Dining Space

Principal Bedroom with En-Suite Bathroom

Family Bathroom with Bath/Shower

Ground Floor Cloakroom

Floor-To-Ceiling Windows

Ample Off-Road Parking and Separate Lock-Up Garage plus Adjacent Open Cart Store

Tranquil And Private Location

Beautiful West-Facing Evening and Sunset Views

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Set within a peaceful, elevated hamlet and surrounded by the beautiful North Norfolk countryside, Berewite is a perfectly presented three-bedroom period home, situated within an impressive converted barn.

Full of character and warmth, it is the sort of place that immediately feels like a country escape, yet one that is perfectly suited to everyday family life. At the heart of the home, the kitchen and dining rooms have been opened up to create a wonderfully sociable family space. The sitting room is a more relaxed retreat, with a log burner for cosy evenings. Floor-to-ceiling windows at either end flood the room with natural light and bring the surrounding countryside into view. The ground floor is complete with a convenient cloakroom.

Upstairs are three generous double bedrooms, the principal enjoying its own en-suite bathroom, with the remaining bedrooms sharing a family bathroom with a bath and shower.

Outside, the sheltered and secure patio garden is a private little haven, with plenty of room for long summer lunches, barbecues and evenings spent outdoors. There is ample parking to the front, together with a separate garage, perfect for storing bicycles, paddle boards, kayaks or all the paraphernalia that comes with enjoying the North Norfolk coast and countryside.

Yet perhaps it is the setting that makes Berewite particularly special. Sitting high above the surrounding landscape, the hamlet enjoys an enviable sense of space and tranquillity, with wonderful countryside stretching away around it. Come evening, this is a place to pour a glass of something chilled, pull up a chair and watch the sun disappear slowly into the western sky, the perfect end to another day in North Norfolk.















Bringing the surrounding countryside into view.

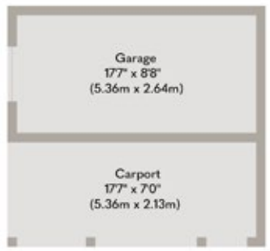




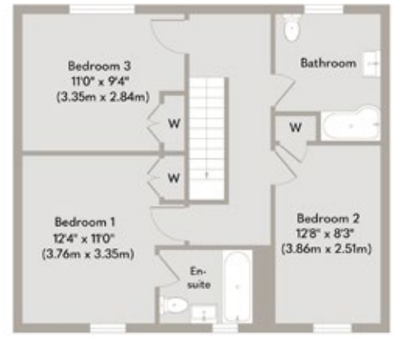




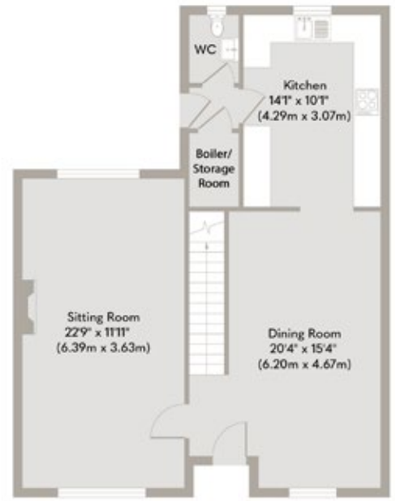




Garage



First Floor
Approximate Floor Area
599 sq. ft
(55.65 sq. m)



Ground Floor
Approximate Floor Area
755 sq. ft
(70.18 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.

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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 modern homes. Four Miles is one example, named for its proximity to Thornham and Brancaster, with cottages, barns, and apartments designed to blend with the surrounding 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



"A country escape, perfectly suited to everyday family life."

SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:-4036-1320-8609-0761-7202.

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: ///noted.prepares.scornful

AGENT'S NOTE

Septic Tank that is shared by all the homes in the converted barn (plus an additional property) and there is an annual charge of £50 for servicing and emptying.

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

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