



EAST FARM

A Luxury Property by Avocet Homes

SOWERBYS

Land & New Homes Specialists



INTRODUCING

East Farm

Stanhoe Road, Docking, Norfolk,
PE31 8PA

Beautifully Refurbished and
Extended Period Property

Approximately 5,831 Sq. Ft. of
Expansive Accommodation

Original Character and Charm

Abundance of Flexible Living Spaces

Impressive Kitchen/Dining/Family Room

Bi-Fold Doors Opening Into Central
Courtyard, Ideal for Entertaining

Galleried Landing

Lawned Garden

Two Bay Cartshed, Garage, Workshop
and Ample Parking

Set Well Back from the Road

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Set well back from the road on the eastern edge of the village, East Farm is one of the most exceptional houses to come to the North Norfolk market in recent years. It is rare to find a period property that has been so thoughtfully refurbished while still retaining, and enhancing, its original character.

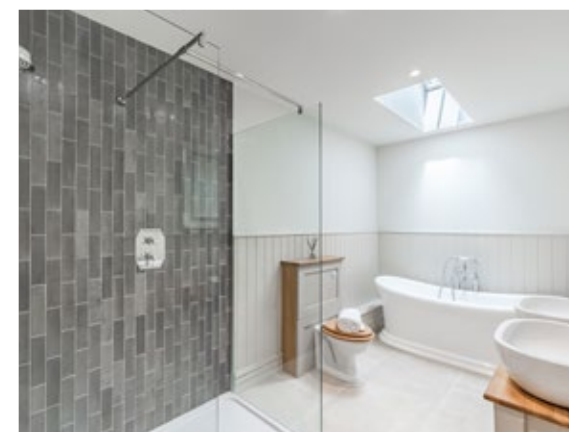
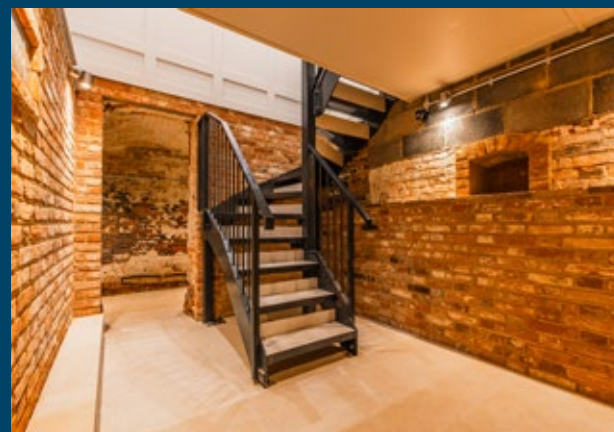
The house is now arranged in a U shape, with the original farmhouse at the front connected to the former stable block by a single-storey vaulted extension.

The ground floor is remarkably generous. Entering through what was once the original front door, you are welcomed by an impressive central hall, double height with a sweeping staircase rising to a galleried landing above, setting the tone for the rest of the house.

“East Farm is one of the most exceptional houses to come to the North Norfolk market in quite some time.”

Within the original farmhouse there is a wealth of flexible living space. To the east is the main sitting room with a deep fireplace, while to the west a more intimate TV room or study offers a quieter retreat. A practical utility and boot room sits just off the rear entrance, ideal after a walk in the elements.





You are then through to what is most definitely the room that sets this house apart, the kitchen, dining and family room. With its vaulted ceiling and exposed beams, the sense of space is immediate, and it's easy to picture everyone coming together here. It naturally divides into three areas: a beautifully fitted kitchen with extensive cupboards, generous worktops and a walk-in pantry, a central dining space for larger gatherings, and a seating area that comfortably accommodates multiple sofas. Two sets of bi-fold doors open onto the central courtyard, making this a space that works just as well in the summer months.

To the rear, the house connects to the original stable block, now converted into an additional reception room. This flexible space could also serve as a home gym, alongside two double bedroom suites set within their own wing, ideal for guests or extended family.

Back in the main house, a grand staircase leads to a galleried landing and four further double bedrooms. Two share a family bathroom, while the remaining two are generous suites with dressing rooms, the principal also benefiting from a bath and separate double shower.

Outside, to the front, there is a two-bay clock house cart shed with a garage, workshop and additional storage, along with ample parking. To the rear, the central courtyard provides a sheltered space for outdoor entertaining, with the rest of the garden laid to lawn.



Specification

Carefully selected products and features to compliment a traditional architectural style whilst providing the comforts of modern day living.

KITCHEN & UTILITY

- Beautifully finished, bespoke kitchens with hand-crafted units and quartz work surfaces
- Appliances including Aga Range cooker and fridge/freezer, wine cooler, instant boil tap and dishwasher supplied by Neff
- Utility rooms finished to the same high-quality standard including hand-crafted units

BATHROOMS

- Contemporary white sanitaryware throughout
- Free standing baths
- Hand-crafted sink and towel units to bathrooms and en-suites
- Fully tiled showers to bathrooms and en-suites
- Heated towel rails
- Additional comfort of underfloor heating

INTERNAL FEATURES & FINISHES

- Decorated in Farrow & Ball calming neutral tones throughout
- Open galleried landing chandelier
- Italian porcelain tiling to ground floor, quality carpeting to first floor included
- Wooden hardwood flooring in reception rooms
- Wood internal doors complemented with brushed metal handles
- Highly insulated and thermally/acoustically efficient
- Brushed metal LED down lighters to ground floor, pendant lighting to first floor

- Brushed metal sockets and light switches throughout
- Mains connected smoke detector system
- Intruder alarm
- Air source heating technology providing underfloor heating to ground floor and thermostatically controlled radiators to first floor
- Wi-Fi boosters throughout
- Security cameras installed
- Ring doorbell

EXTERNAL FEATURES & FINISHES

- Rendered front
- Traditional Norfolk style cobbled flint infill
- Red Clay Pantiles on barn roof
- Black slate roof on the main house
- White hardwood sash double glazed windows
- White bi-fold doors
- Black steel rainwater goods

OUTSIDE

- 3-sided courtyard garden landscaped with Italian porcelain tiles matching internal
- Walled lawned garden
- Large mature native trees
- Garage, workshop and 2 bay carport
- Outside tap, power supply, external lighting and Electric Vehicle charging available at request
- *The property is covered by a 10 year structural warranty issued by ICW.*



GROUND FLOOR: Kitchen 29'5" x 21'3" (8.96m x 6.48m)
Study 20'8" x 15'0" (6.31m x 4.56m) Sitting Room/Dining Room 33'6" x 21'3" (10.20m x 6.48m)
Sitting Room 23'1" x 16'6" (7.04m x 5.03m) Reception Room 40'7" x 16'9" (12.36m x 5.10m)
Bedroom 5 14'7" x 11'6" (4.45m x 3.51m) Bedroom 6 16'8" x 11'5" (5.08m x 3.48m)
Wine Cellar 11'5" x 8'3" (3.48m x 2.51m)

FIRST FLOOR: Bedroom 1 15'9" x 13'5" (4.79m x 4.09m) Dressing Room 17'10" x 8'4" (5.44m x 2.54m)
Bedroom 2 18'0" x 15'1" (5.48m x 4.60m) Dressing Room 5'2" x 5'0" (1.57m x 1.52m)
Bedroom 3 14'7" x 10'3" (4.45m x 3.12m) Bedroom 4 14'4" x 10'3" (4.37m x 3.12m)
Store 20'7" x 10'7" (6.27m x 3.23m)
Double Car Port 23'3" x 20'7" (7.09m x 6.27m) Garage 20'7" x 10'10" (6.27m x 3.30m)

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.



About the Developer

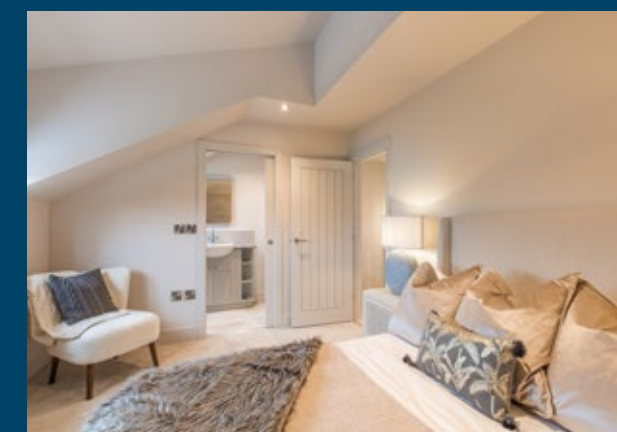
“Avocet Homes build beautiful homes of the highest quality, designing homes with the end user in mind at every stage. As a team at Sowerbys, we really enjoy the design process and helping to influence early schemes to interior fit outs.” says Harry Thompson, Land & New Homes Manager at Sowerbys.

Founded by Tim King, Michael Jackson and Chris Mann, Avocet Homes has built an enviable reputation as a developer that takes a little more time to study its sites and design the perfect layout. They consider carefully how future occupants will use their homes and will never compromise on the quality of materials, construction, and finishing touches – these are the defining factors of an Avocet Homes property.

Initially, Michael and Tim worked together on several properties before joining forces on a series of barn conversions, followed by the development of two new-build houses.

With Chris joining the business as a director, Avocet Homes embarked on its first large project with the development of eight homes at Avocet Drive, Snettisham – a project so successful that every property was sold in one weekend.

Considered and well-thought, each of Avocet Homes’ subsequent projects has been approached with the same high standard and careful attention to detail, which has become a hallmark of the brand. Alongside the directors, Avocet Homes’ in-house construction and joinery teams take immense pride in crafting quality homes and working with Norfolk homeowners to deliver the same high standards. Visit www.avocet-homes.co.uk to learn more about Avocet Homes.



Avocet
HOMES

*Previous Developments
by Avocet Homes*

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.



Designed by **Vertex Architecture**



SERVICES CONNECTED

Air source heating. Underfloor heating to the ground floor.

ENERGY EFFICIENCY RATING

To be confirmed.

TENURE

Freehold.

LOCATION

What3words: ///pens.typified.entertainer

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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