

THE STORY OF

Lavender Cottage

Docking, Norfolk

SOWERBYS

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Lavender Cottage

Mission Lane, Docking, Norfolk
PE31 8NL

Period Cottage

Open Plan Living Space

Pretty South West Facing Patio Garden

Two Double Bedrooms

Upstairs Bathroom

Peaceful Village Location

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A perfect period cottage presented in excellent condition throughout.

Located in a quiet corner of the village, Lavender Cottage is a delightful two bedroom home, perfectly suited to those looking for a characterful Norfolk retreat, a lock-up-and-leave escape or simply a home with an easy, relaxed feel.

The ground floor is centred around a sociable open-plan kitchen, dining and sitting room, creating a wonderfully welcoming space for everyday life and entertaining. Upstairs, there are two comfortable double bedrooms and a family bathroom.

To the front, a pretty south-west facing patio garden provides a lovely spot for morning coffee, afternoon sunshine or an evening glass of something chilled.

With its easy layout and inviting outdoor space, Lavender Cottage offers a wonderfully uncomplicated slice of Norfolk living and has proven to be an incredibly successful and consistent holiday let for over a decade.



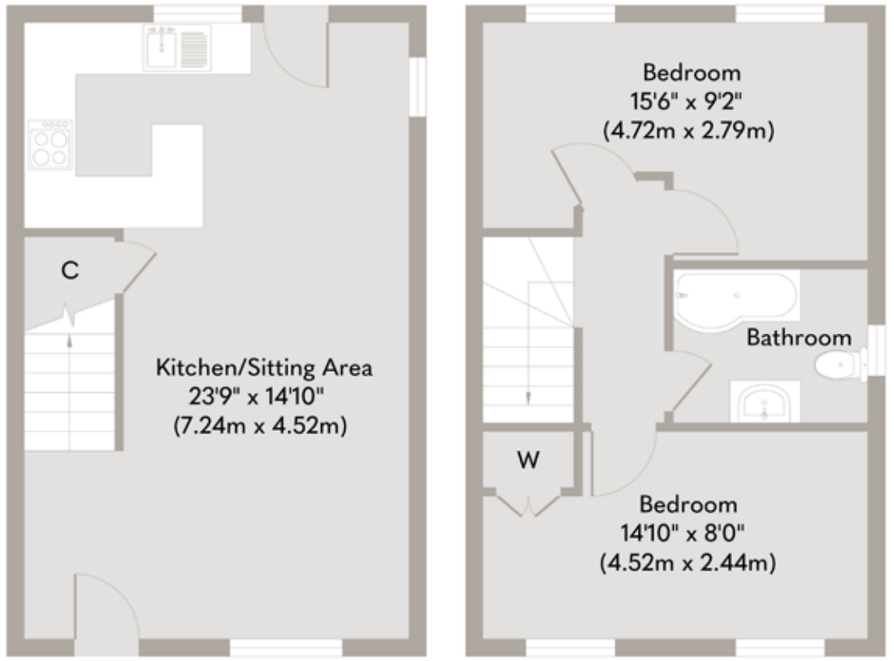












Ground Floor
Approximate Floor Area
352 sq. ft
(32.72 sq. m)

First Floor
Approximate Floor Area
352 sq. ft
(32.72 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 the Vendor



"A charming Norfolk escape designed for easy living."

SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 2821-3869-8841-9711-4111.

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: ///sending.latched.clashing

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SOWERBYS

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