

THE STORY OF

Page Cottage

Docking, Norfolk

SOWERBYS



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Page Cottage

5 Fakenham Road, Docking,
Norfolk, PE31 8NW

Beautifully Modernised Three-Bedroom End-Of-Terrace Cottage

Impressive Rear Kitchen Extension with Vaulted Ceiling and Velux Windows

Herringbone Flooring Throughout the Ground Floor

South-West Facing Rear Garden

Currently Operating as a Successful Holiday Let

Off Street Parking

Offered For Sale with No Onward Chain

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Page Cottage is a beautifully presented three-bedroom end-of-terrace cottage in Docking, modernised to a high standard and thoughtfully extended to create a stylish home that blends traditional cottage charm with contemporary living. With off-street parking, a south-west facing garden and no onward chain, it offers an appealing opportunity as a permanent home, a second property in North Norfolk or an investment, having already established itself as a successful holiday let.

The heart of Page Cottage is the impressive rear kitchen extension, where a vaulted ceiling and Velux windows flood the space with natural light. The beautifully fitted kitchen combines style with practicality, featuring a breakfast bar, dual ovens and generous worktop space. Bi-fold doors open directly onto the rear garden, creating a wonderful connection between the kitchen and outside space, particularly during the warmer months. Herringbone flooring runs throughout the ground floor, bringing a consistent sense of quality and style into the separate dining room and sitting room. The latter provides a cosy retreat, with a wood-burning stove creating an attractive focal point.

Upstairs, three bedrooms are complemented by a wonderfully fitted family bathroom, finished to a high standard. The principal bedroom benefits from its own additional facilities, incorporating a shower, WC and wash basin.

Outside, the south-west facing rear garden is a lovely feature, offering patio space for outdoor dining and entertaining, alongside a covered seating area positioned further down the garden. It is a space designed to be enjoyed throughout the day, with the benefit of afternoon and evening sunshine. Off-street parking to the side of the cottage is a valuable addition.

Offered with no onward chain, Page Cottage is a home that combines considered modernisation with the character and appeal of a traditional North Norfolk cottage. Whether you are looking for a comfortable main residence, a ready-to-enjoy coastal bolthole or a property with established holiday-let potential, this is a particularly appealing opportunity in the popular village of Docking.





The whole house is friendly and welcoming.







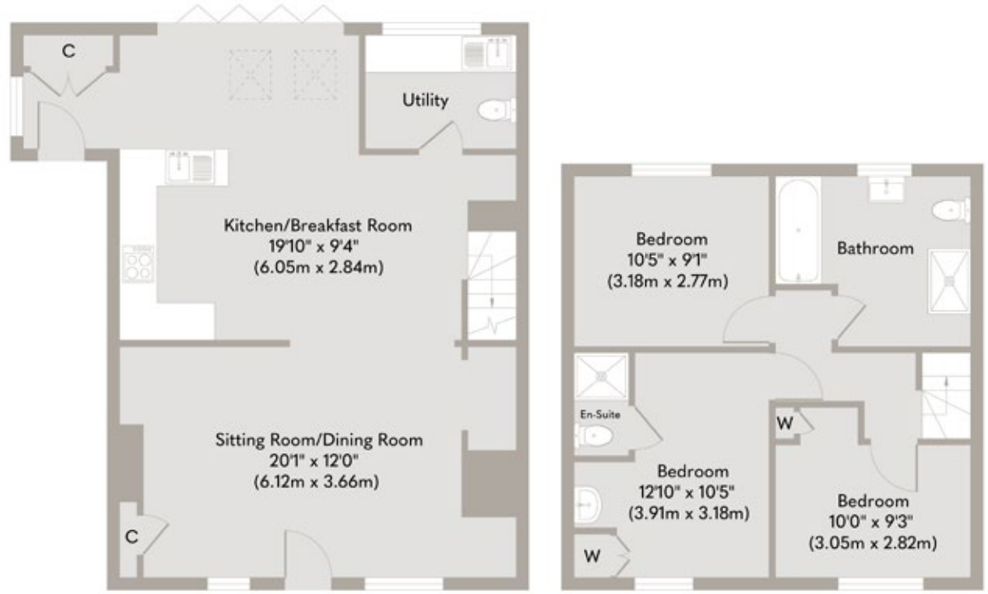












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



"We would describe the home as cosy, quirky, and happy."

SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 9320-2871-3600-2306-7751.

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: ///turntable.straws.hill

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SOWERBYS

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