



THE STORY OF

The Woodstore

Docking, Norfolk

SOWERBYS



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The Woodstore

5 Wagg Courtyard, Docking, Norfolk
PE31 8FT

Exclusive Landscaped Mews, Accessed Via Imposing
Brick Pillars and Attractively Lit at Night

Handsome Brick and Flint Victorian Cottage

Beautifully Curated Interior of Exceptional Quality

Elegant Open-Plan Living Space
Designed for Modern Lifestyles

Contemporary Kitchen Arranged Around
a Statement Central Island

Refined Sitting Area with Contemporary
Log-Burning Stove

Energy-Efficient Air Source Heating System

Two Generous Double Bedrooms with Fitted Storage

Two Stylishly Appointed Bathrooms
Including Ground Floor Shower Room

Thoughtfully Landscaped Garden Offering
Privacy and Ease of Maintenance

Private Off-Street Parking Within the Mews

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Set discreetly within the mews of Wagg Court, The Woodstore is a refined brick and flint Victorian cottage that reveals a sophisticated and beautifully executed interior beyond its quietly confident façade. Traditional in form and proportion, the exterior sits comfortably within its historic setting, offering an immediate sense of charm and permanence, while the accommodation within has been thoughtfully reimaged for modern living.

The property is entered via a spacious and welcoming hallway, immediately establishing the quality found throughout. Double glazed internal doors lead through to the principal living space, allowing light to flow while subtly defining the layout. The hallway also incorporates a fitted double cloak cupboard and a generous fitted linen cupboard, providing excellent storage while maintaining a clean, uncluttered feel.

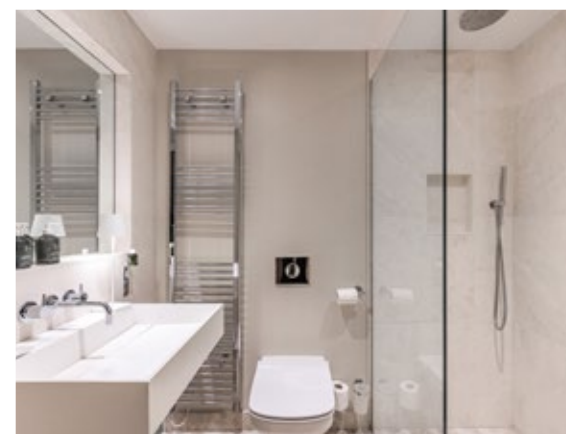
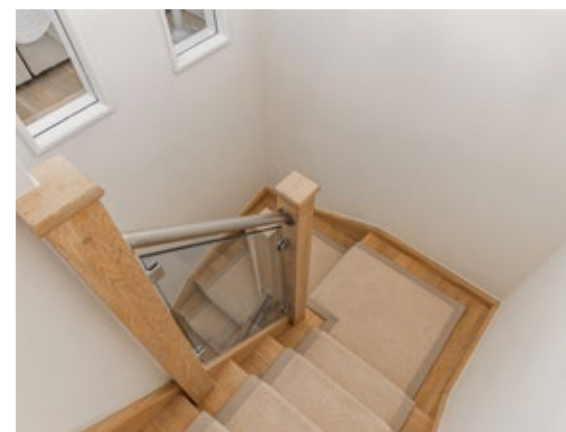
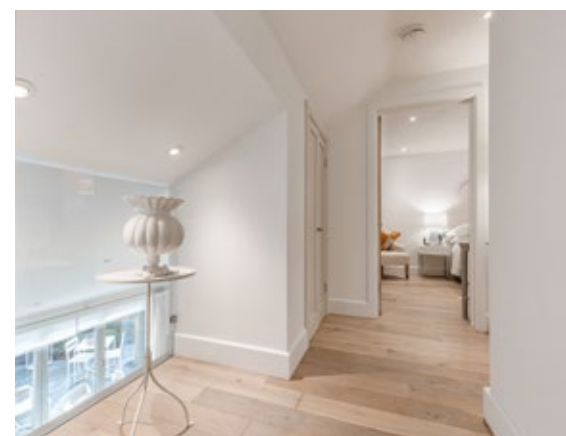
Beyond, the ground floor is arranged as a generous open-plan living environment, carefully balanced to accommodate both everyday living and entertaining. Triple aspect and filled with natural light, the space benefits from bi-folding doors opening onto the rear garden, double French doors leading to the side garden, and a window to the front, creating a strong sense of openness and connection to the outdoors.

At the heart of the room sits an elegant contemporary kitchen, centred around a substantial island that functions as both a practical workspace and a natural gathering point. Designed with functionality and refinement in mind, the kitchen offers excellent storage and preparation space, equally suited to informal mornings or hosting guests. There is ample room for a dining table, while the sitting area is anchored by a contemporary log-burning stove, providing warmth and a subtle focal point during the cooler months.



An open-plan living space designed for relaxed mornings, sociable evenings and effortless entertaining.





A well-appointed ground-floor shower room adds valuable flexibility and convenience, particularly after time spent enjoying the nearby coastline.

The first floor continues the sense of understated luxury, offering two well-proportioned double bedrooms, both featuring fitted wardrobes and charming window seats that enhance comfort and character. The principal bedroom benefits from an extensive range of fitted wardrobes, while the second bedroom offers excellent versatility for guests, family or home working. The first-floor bathroom is beautifully finished, featuring a striking modern stone bath that introduces a sense of quiet indulgence.

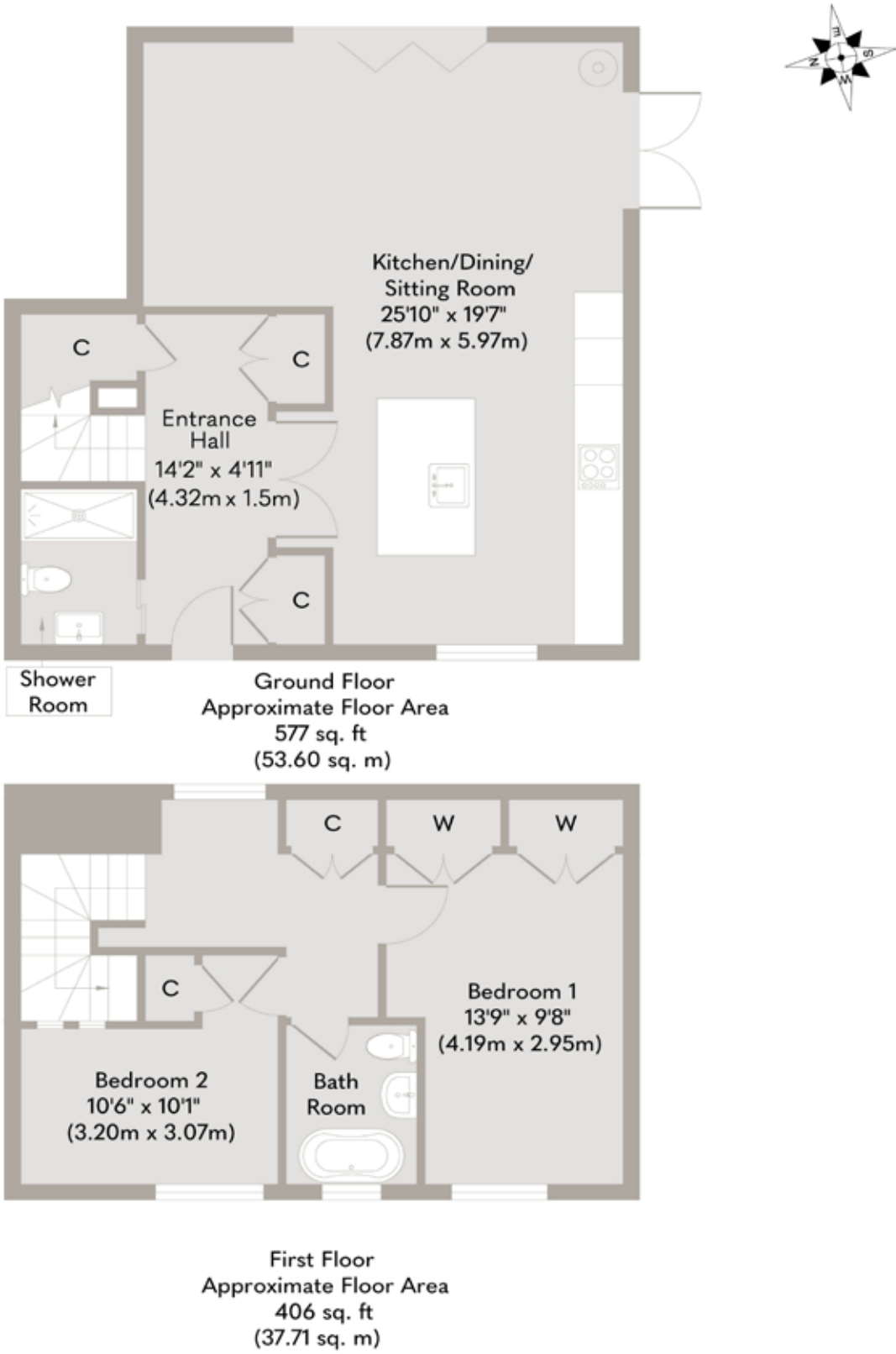
To the rear, the landscaped garden has been designed with privacy and ease of maintenance in mind. East-facing yet open to the south, it enjoys excellent natural light throughout the day and provides an attractive setting for outdoor dining, relaxation or entertaining. Private off-street parking further enhances the practicality of the property.

Originally refurbished by a respected local interior designer and subsequently enhanced by the current owner, The Woodstore demonstrates exceptional attention to detail throughout. Modern features such as air source heating have been carefully integrated, ensuring comfort and efficiency sit comfortably alongside character and style. The result is a home of confidence and quiet distinction, blending Victorian heritage with contemporary refinement and ready to be enjoyed immediately.



A sun-filled landscaped garden, ideal for outdoor dining and unhurried afternoons.





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



“A peaceful mews setting offering privacy and a sense of calm from the moment you arrive.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:-1130-4332-4009-0705-2296

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: ///sweep.beaker.ivory

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SOWERBYS

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