



THE STORY OF

Church Cottage

Docking, Norfolk

SOWERBYS



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Church Cottage

Docking, King's Lynn, Norfolk
PE31 8LW

No Onward Chain

Semi-Detached Period Cottage

Two Double Bedrooms

One Downstairs Bathroom with
Further Upstairs Shower and W/C

West Facing Rear Garden

Off Street Parking

Wood Burning Stoves in Dining
Room and Living Room

Charming Country Kitchen
with Pamment Flooring

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com



Set in the ever-popular village of Docking, just four miles from the renowned coastline at Brancaster, Church Cottage is a wonderfully charming two-bedroom semi-detached cottage that perfectly blends character, comfort and practicality.

With a rendered brick and flint front elevation and exposed side elevation, the property immediately exudes warmth and charm. Inside, a beautifully appointed country-style kitchen with attractive pamment tile flooring creates a welcoming first impression which flows effortlessly into the central reception room, functioning as a superb dining room complete with a wood-burning stove.

To the front of the cottage is an impressive double-fronted sitting room centred around a striking inglenook fireplace, offering an abundance of character and an inviting atmosphere. To the rear, a delightful west-facing conservatory enjoys afternoon and evening sunshine and benefits from replacement windows installed approximately five years ago. In addition the front and rear windows were replaced at the same time with UPVC heritage style sliding sash windows, enhancing both comfort and efficiency. The ground floor is further complemented by a newly refurbished bathroom finished to a tasteful standard.

Upstairs, the cottage offers two generous double bedrooms, served by a useful shower room with WC en-suite arrangement.

Outside, the west-facing garden provides a wonderfully private and sunny retreat, perfect for relaxing or dining alfresco. An incredibly useful outbuilding/shed offers excellent storage. The property also benefits from off street parking.

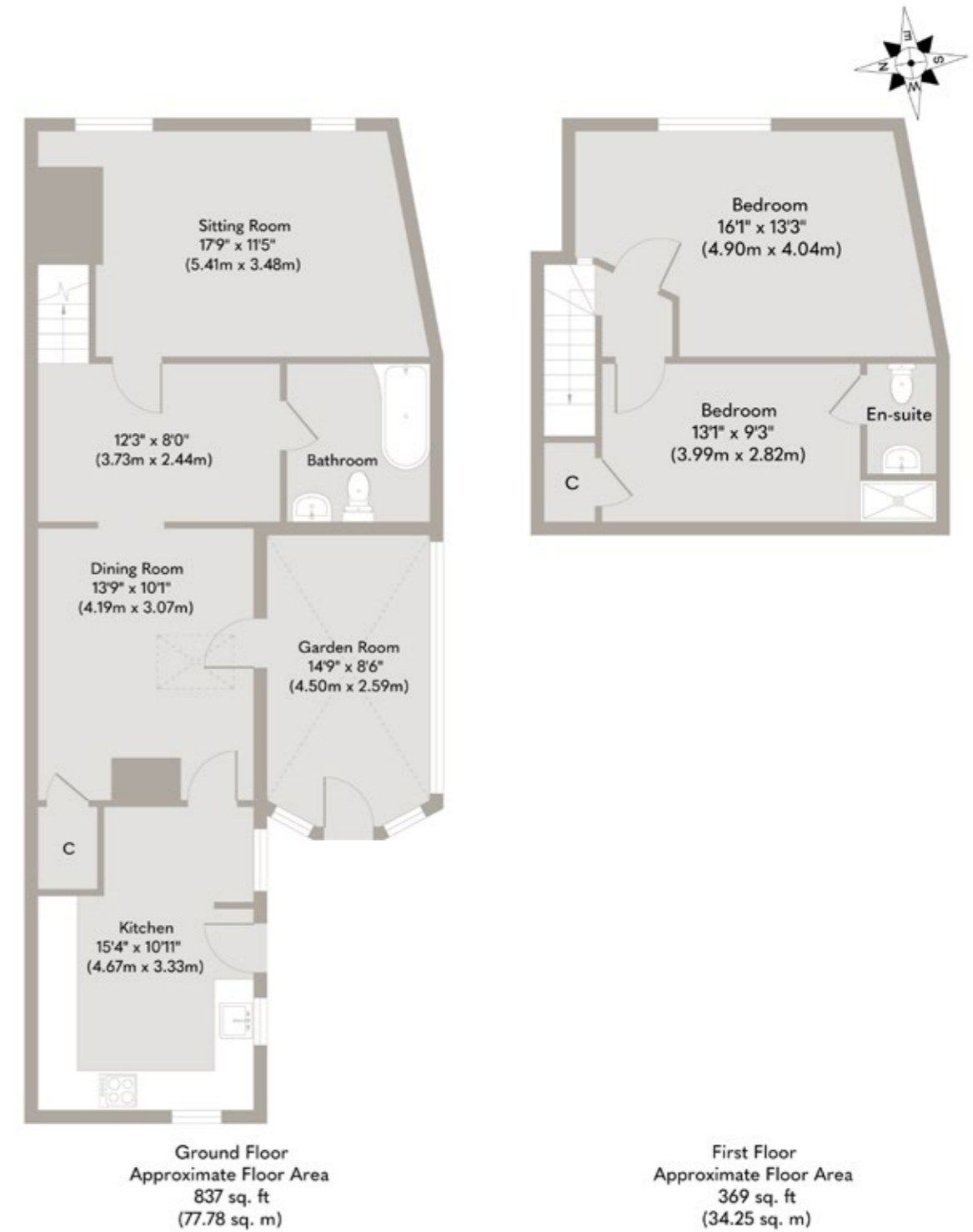
Offered to the market with no onward chain, Church Cottage presents a great opportunity to acquire a characterful Norfolk home, equally suited as a permanent residence, weekend retreat or holiday investment, all within easy reach of the stunning North Norfolk coastline.





A lovely cosy cottage.





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



“The cottage is full of character and well positioned in a bustling, well connected village.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9654-3062-2205-2106-5204.

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: ///thing.reception.times

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

