



THE STORY OF

2 Railway Cottages

Docking, Norfolk

SOWERBYS



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2 Railway Cottages

Station Road, Docking, Norfolk
PE31 8LY

Character Cottage

Excellent Village Location

Modern Lounge

Attractive Kitchen

Two Bedrooms

Modern Bathroom

Enclosed Rear Garden

Driveway

Potential Holiday Let

No Upward Chain

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Situated in the heart of this much-loved Norfolk village, and just a few minutes from the popular Brancaster beach, is 2 Railway Cottages.

Whilst a traditional property it has been modernised in recent years and offers a lovely mix of old and new - along with practical benefits such as off-road parking.

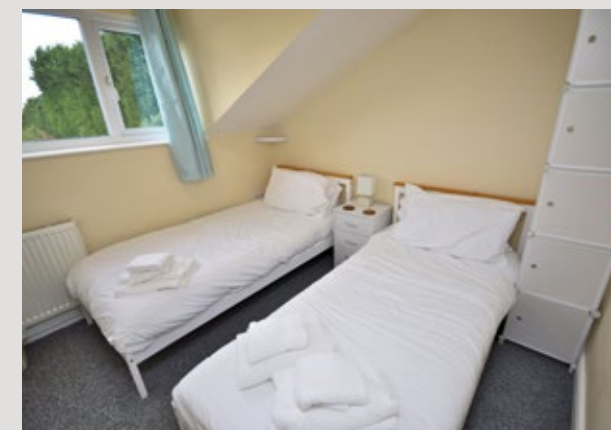
A lovely living room offers clean and modern lines which complement the character of the Suffolk door into the kitchen.

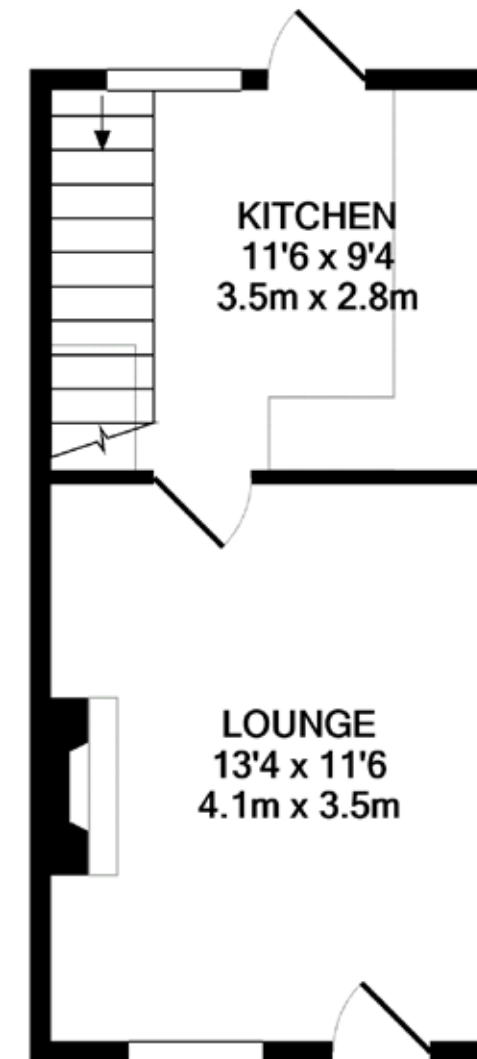
The kitchen has modern units and a fitted oven - with hob and extractor - with views out over the rear garden.

On the first floor are two good-sized bedrooms along with a lovely fitted modern bathroom, with an over-the-bath shower.

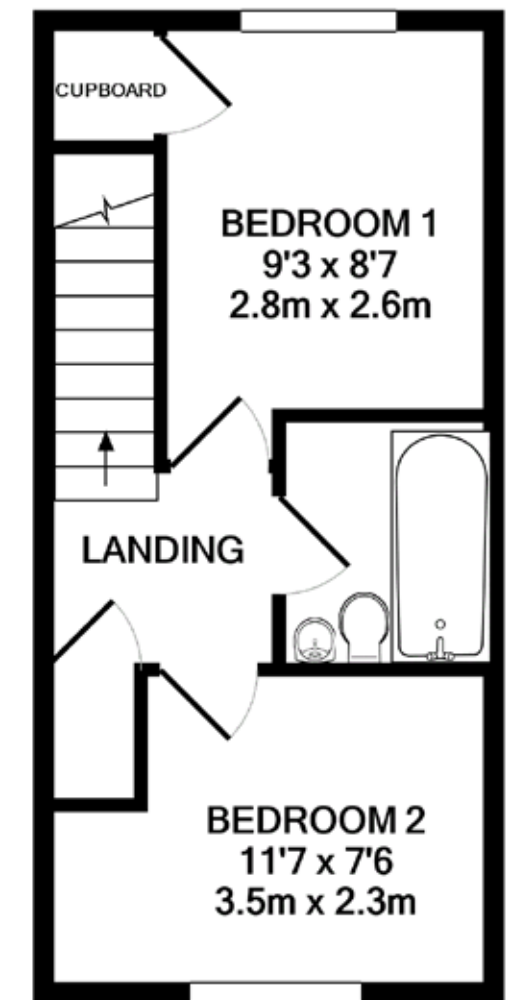
Outside, the enclosed garden to the rear has a small patio area which is perfect for barbecues - or a glass of something special. The remainder of the garden is laid with artificial grass, making it ideal for those wanting a low-maintenance outdoor space. There is also convenient rear access to the property, along with two useful brick-built outbuildings/sheds, providing excellent additional storage.

This charming cottage is in an area of the county with great community and a village spirit. Whether you're looking for a cosy home, or place to visit from time-to-time, you're well-located for the best of the Norfolk coastline and within easy reach of popular locations such as the Sandringham Royal Estate.





GROUND FLOOR
APPROX. FLOOR
AREA 237 SQ.FT.
(22.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 237 SQ.FT.
(22.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 473 SQ.FT. (44.0 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 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 cosy home
in a much-loved
Norfolk village."



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 2792-9850-5711-2512-1152

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: ///shackles.searcher.positive

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SOWERBYS

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