




# ROBINA COTTAGE

STATION ROAD, DOCKING, NORFOLK, PE31 8LS



Located in the charming village of Docking sits Robina Cottage. Just 5 miles from both Burnham Market and Brancaster Staithe, and meticulously reinvented by quality developer, Fernie Homes. Robina Cottage has been completely refurbished to pair traditional character with contemporary living.



*The first thing that strikes you about the North Norfolk coast is the space. A place devoid of unnecessary commotion, it feels open and free, peaceful and unfussy.*

# NORTH NORFOLK & DOCKING

## A QUINTESSENTIAL COASTAL LIFESTYLE

North Norfolk is famed for its miles of rugged sandy beaches, big skies, quaint coastal villages and fabulous foodie scene. From meandering around the stylish boutiques of Burnham Market and sailing at Brancaster Staithe to spotting seals at Blakeney, golfing at Hunstanton and walking along the 83-mile Norfolk Coast Path, there is so much to explore in this region.

Docking is ideally located for exploring the very best North Norfolk has to offer; bustling Burnham Market is just five miles away, as is the coastline, and Docking has direct access to the coastal villages of Brancaster, Brancaster Staithe and Thornham.

The village itself offers a very tranquil scene with its mix of beautiful cottages boasting the iconic Norfolk flint facades and sensitively renovated farmsteads, which hark back to Docking's rural heritage. Pretty ponds are dotted throughout and Docking is one of the best-served villages in the area with a SPAR village shop, Post Office, doctors' surgery, primary school and playing fields, as well as a pub and fish & chip shop. There is also a weekly Farmer's Market held at the Village Hall, providing quality fresh local produce.

*Docking has a tremendous amount to offer and is an increasingly desirable location.*





ROBINA  
COTTAGE

FH

## PROPERTY DESCRIPTION

Tucked away in a secluded enclave and set back from the High Street, Robina Cottage is accessed via a shared private road within the very heart of this increasingly popular North Norfolk village. The spacious property offers an abundance of character having been sympathetically restored as part of a meticulous refurbishment throughout. The property combines many of the original period features with more contemporary open plan living spaces and four double bedrooms.

The re-crafted front porch is an inviting feature, drawing you in through the solid hardwood door to the generous hallway beyond, with stone floor, exposed beams and a painted flint wall. A reception room sits off the hallway and offers more character, with the large inglenook fireplace being one of the signature features of the house.

Heading back through the hallway, the new side and rear extension have created a spacious and light kitchen dining area that is sure to be the heart of this well proportioned family home. A bespoke kitchen with quartz worktop and central island has been beautifully crafted. The integrated Miele dishwasher reflects the understated quality

throughout, while the statement Fisher & Paykel full height fridge freezer and Smeg range cooker add a real wow factor to the kitchen.

To the rear of the ground floor and just off the kitchen is a downstairs w/c, a well-appointed utility room offering a second external access point, and a ground floor double bedroom with en suite shower room.

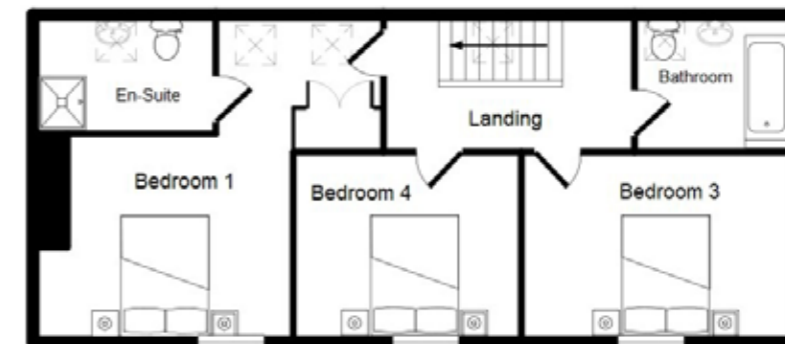
Upstairs, a principal bedroom with en suite shower room, two further double bedrooms and a family bathroom are all accessed off the central landing, which is well lit and boasts more period features with low beams - a reminder of the property's heritage.

To the front of the property the gravelled driveway offers three off street parking spaces (complete with cabling for an electric car charging point) and a sunken patio area off the kitchen diner to enjoy the morning and midday sun. To the rear of the property there is a west facing patio area which is accessible from the main hallway and the downstairs bedroom, offering low maintenance outside space and a real suntrap for those warm summer evenings.

*Robina Cottage strikes a perfect balance of traditional character with all the comforts associated with modern day living.*



Approximate area:  
1820ft<sup>2</sup> / 169.1m<sup>2</sup>



#### GROUND FLOOR

KITCHEN/DINER	6.7m x 5.0m
SITTING ROOM	5.0m x 4.1m
BEDROOM 2	4.8m x 4.2m
EN-SUITE	2.8m x 1.7m
UTILITY ROOM	2.8m x 2.5m

#### FIRST FLOOR

BEDROOM 1	5.3m x 4.9m
EN-SUITE	2.8m x 1.8m
BEDROOM 3	4.1m x 2.9m
BEDROOM 4	3.4m x 2.9m
BATHROOM	2.4m x 2.0m

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. Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)

# SPECIFICATION

## CONSTRUCTION:

The original parts of the cottage are constructed of solid brick and flint cobbles in the traditional Norfolk style. The extension has been constructed with brick and blockwork cavity walls, with areas of recessed locally-sourced flint cobbles to match the existing structure.

Roof covering of natural clay pan tiles.

Bespoke hardwood front door and frame spray-painted in heritage Farrow and Ball colour 'Old White'.

Residence 7 windows and two sets of French doors, all finished in a soft 'chalk white'.

## INTERNAL FINISHES:

Italian porcelain tiles throughout the ground floor with the exception of carpet to the sitting room.

Carpet to the bedrooms and landing upstairs.

Traditional style carpeted staircase with oak finishes.

Driftwood style porcelain tiles to the bathroom floors and shower enclosures.

Suffolk style oak internal doors throughout with traditional style skirting and architraves.

Character features throughout including large inglenook fireplace, stripped back exposed beams and traditional style wall panelling in bedrooms 3 and 4.

A subtle and elegant colour palette with Mylands 'Cadogan Stone' on the walls and 'Pointing' on the skirting and architraves throughout.

## KITCHEN & UTILITY:

Bespoke shaker style painted kitchen units in heritage Farrow & Ball colour 'Blue Gray' with brushed brass door furniture and a Unistone Crema Marfil quartz worktop and upstand.

A traditional double Belfast sink with Perrin & Rowe bridge kitchen tap finished in antique brass.

Smeg induction range cooker.

Full height American style Fisher & Paykel fridge freezer.

Integrated Miele dishwasher.

Miele washing machine and Bosch tumble dryer located in the utility room.

## BATHROOMS:

Luxury branded bathrooms with contemporary sanitary ware.

Fully tiled shower enclosures with low profile shower trays and Grohe dual outlet concealed chrome thermostatic shower units.

Full height chrome dual fuel heated towel rails.

## LIGHTING & ELECTRICAL:

Highly efficient LED down lights provide the primary lighting system throughout the main living spaces. Pendant and wall lighting are then incorporated throughout the house offering more subtle ambient lighting.

TV points are installed in the kitchen/diner, sitting room and two of the bedrooms.

Hard wired internet points throughout.

Cabling has been installed to support a 7kW car charging point.

## HEATING & PLUMBING:

Oil fired hot water and heating system.

Hot water cylinder situated in the ground floor utility room.

Multi-zonal underfloor heating system to the majority of the ground floor and radiators to the remaining ground floor areas and all first floor.

Hot water loops for instant hot water to all taps.

## EXTERNAL:

The front of the property is mainly gravelled with a sunken patio in porcelain tiles with a retaining wall of timber sleepers, accessible from the kitchen diner.

The porcelain tiles extend around the eastern and rear elevations leading to a further patioed terrace to the rear of the property, which is also accessible from both the hallway and downstairs bedroom.

Boundaries of six foot timber fencing for privacy.



# ABOUT FERNIE HOMES

At Fernie Homes our goal is to create outstanding homes by marrying the individual excellence of a bespoke build or renovation with a quality of design and level of craftsmanship that comes from experience and a pursuit of perfection.

We treat each site individually and put significant time, thought and resource into planning and designing homes that will actually work for the people who'll live in them. Our homes are built without compromise, from site acquisition right through to the finishing touches.

Here's a flavour of the thoughtful details that you can expect to find in a 'Fernie' home, and that we think make all the difference...



Craftsmanship and distinguished joinery



Secondary lighting systems for soft lighting



Top quality brands and appliances throughout



Electric car charging ports



Hot water loops for instant hot water



Fibre Connectivity for ultra fast broadband





**FERNIE**  
HOMES

[www.fernieshomes.co.uk](http://www.fernieshomes.co.uk)

For further information, please contact

**SOWERBYS**

**01328 730340**

[www.sowerbys.com](http://www.sowerbys.com)

This brochure, and the description and measurements herein, do not form any part of a contract. While every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of printing.

All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.