



THE STORY OF
Old Holme
Docking, Norfolk

SOWERBYS

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THE STORY OF

Old Holme

Station Road, Docking,
PE31 8LS

Period Property

Three Double Bedrooms

Free Flowing Living Space

Separate, Self-Contained Living Space with Wet Room

Private West Facing Enclosed Garden

Off Road Parking

Central Village Location

Very Successful Holiday Let

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“A place where we have always come to clear our heads and relax.”

Set on the western side of Station Road and forming the southern end of a grand and impressive terrace of three, three-storey properties, Old Holme is a beautifully presented semi-detached home with a delightful and private garden.

On the ground floor the living and entertaining space is interlinked and free flowing. To the front is the living room with a large open fireplace forming the centrepiece of the room and giving it a warm and cosy feel, just perfect for a winter's evening. The kitchen is

positioned centrally, with the dining area at the rear where the ground floor has been extended out to create this very sociable space. Across the back of the house there are full width bi-folding doors, which open up onto the decked area beyond, ideal for those summer evenings and al fresco dining.

Climb the stairs to the first floor where you will find a large double bedroom, plus the family bathroom, whilst on the second floor there is a further double bedroom plus a twin room with en-suite WC.





The garden itself is west facing and open to the south, so enjoys wonderful sunshine throughout the day. Within the garden there is also a separate building with a living space, and wet room with WC, which could provide additional accommodation, but is mostly used as a play room and TV snug. To the side of the house there is off road parking for two cars.



Old Holme has been enjoyed by its extended family of owners as their own 'home from home' in Norfolk for over 30 years. From feeding the ducks on the village pond to crabbing in Burnham Overby Staithe and sandy days on Brancaster beach, they have all absolutely cherished this wonderful period property. Not only that but when not being used by the family it has also been an incredibly successful holiday rental and would easily continue as such.



Floorplan to follow



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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ALL THE REASONS

Docking

IS THE PLACE TO CALL HOME



Docking is arguably one of Norfolk's best hideaways, just four miles from the sea yet a comfortable breeze away from the coastal

crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272ft and was once known as 'Dry Docking', because of its lack of drinking water. A well was sunk in the village in the 18th century and residents paid a farthing per bucket until a mains supply was installed in 1936. The small village played a key role in World War II when the RAF Docking airfield operated between 1940-1958, and nearby Docking Hall housed serving actors Richard Burton, Robert Hardy and Warren Mitchell during this time.

Today, a strong village community exists and Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-served, Docking also has

a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

Buyers are spoilt for choice with a wide range of property including traditional, brick and flint and whitewashed cottages, classic Georgian houses and a growing range of quality new-build homes. One of the latest additions is Four Miles, so called for its short distance from the coastline at Thornham and Brancaster, which offers a range of quality cottages, barns and apartments on generous plots, sympathetically designed to fit in with their country location.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars 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



Docking

“This has been our family holiday home for 30 years and is now a very popular holiday destination.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Modern electric heating.

COUNCIL TAX

The property is currently unbanded due to serving as a holiday let. This will be re-assessed at the point of sale.

ENERGY EFFICIENCY RATING

To be confirmed.

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.

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SOWERBYS



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