



THE STORY OF
Cardinals Cottage

Docking, Norfolk

SOWERBYS

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Cardinals Cottage

High Street, Docking, Norfolk
PE31 8NH

Inglenook Fireplace

Period Features

South Facing Private Garden

Off Street Parking

Recently Refurbished Shower Room

Exposed Beams

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“In winter the sitting room is so cosy with the fire burning...”

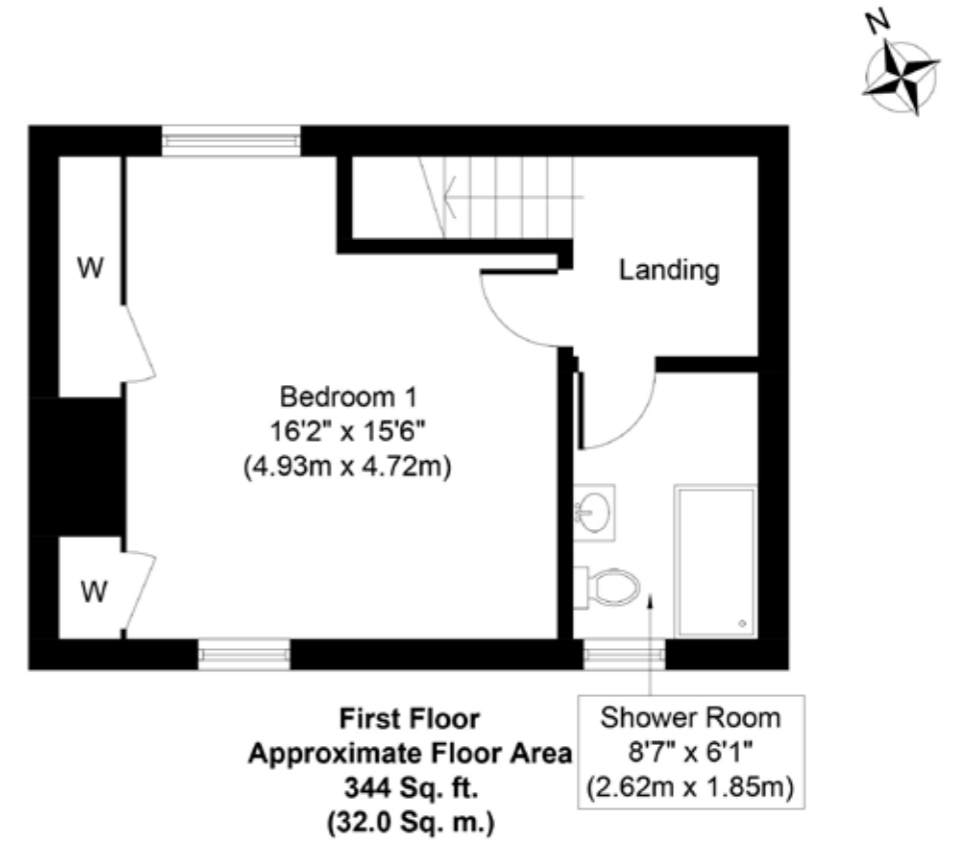
Believed to have been built over 300 years ago, Cardinals Cottage is a wonderfully proportioned one bedroom cottage that is immersed in the history of the village.

The property is approached via a private drive to the rear and what immediately strikes you upon entering the cottage is its period charm, character and features. From the soot-stained inglenook fireplace to the beams overhead, the reception room is the perfect place to

nestle in on a winter's evening, yet with the sun streaming in from the south it is also flooded with natural light throughout the day.

In addition to the reception room there is a separate well-appointed kitchen, whilst upstairs there is an incredibly generous double bedroom with wonderful wide exposed floorboards and deep storage cupboards as well as an equally large bathroom beside it.





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.

Outside and to the rear is a private enclosed south facing garden as well as gravelled off street parking.

Cardinals Cottage is believed to have acquired its name as a resting place for weary pilgrims traveling to Walsingham. and some of this history is illustrated in the decorative and antique tiles embedded into the walls of the reception room.



“I love the courtyard garden, in the summer it’s wonderful to sit outside and have breakfast.”





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-serviced, 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.



Note from the Vendor



The former Pilgrims Reach neighbours Cardinals Cottage

“It was a resting place for pilgrims on their way to Walsingham, and is originally a Tudor building.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 8509-3427-0000-1118-2296

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.

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