



THE STORY OF
Staneve
Docking, Norfolk

SOWERBYS

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THE STORY OF

Staneve

Middle Road, Docking, Norfolk
PE31 8NN

Three Bedrooms

Two Reception Rooms

Period Cottage

Brick and Flint

Exposed Beams

Norfolk Pamment Tiled Floor

Successful Holiday Let

South-Facing Aspect

Peaceful Village Location

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“Our place to come and relax.
A sunny home but also a cosy one too...”

Tucked away, on a quieter lane, Staneve is an extremely pretty Victorian terraced cottage, full of period charm. Originally this was two separate cottages but at some point, in its long history, it has been combined into what we see today.

Stepping passed the palm tree, you enter the cottage into an extremely welcoming reception room which is multi-functional. What would have once been a main living room is now the central room, from where both other ground floor rooms lead. It has a ‘proper’

staircase up to the first floor - and not a more usual Norfolk winder. Mostly, this is used as the family dining room.

Next door is the living room which, much like the dining room, has exposed beams overhead and Pamment tiles under and has a log-burner as a focal point, giving this room a wonderful cosy feel - but with its southern aspect it is also extremely light.

To the rear of the home is the practical galley kitchen and then a door out to a rear courtyard.

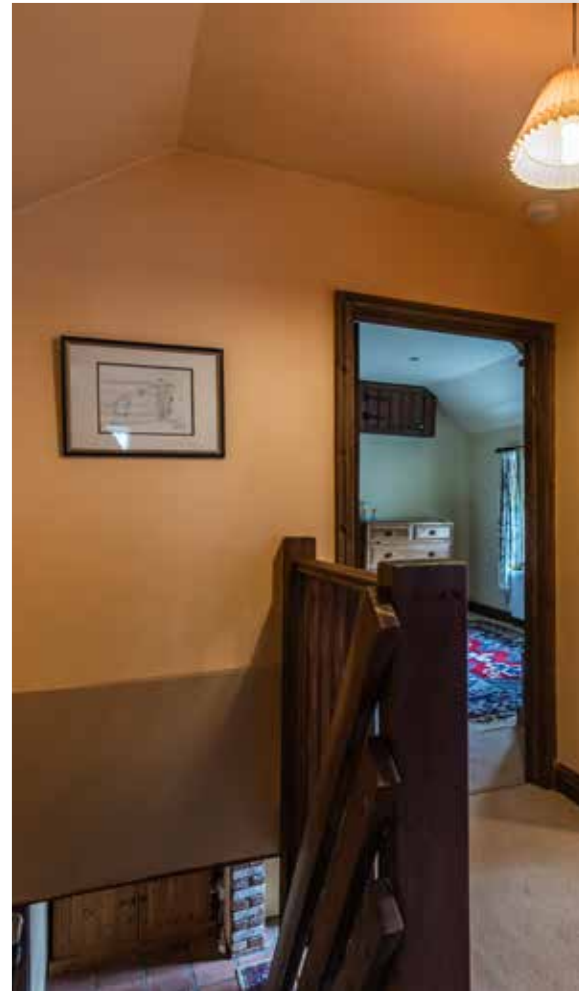


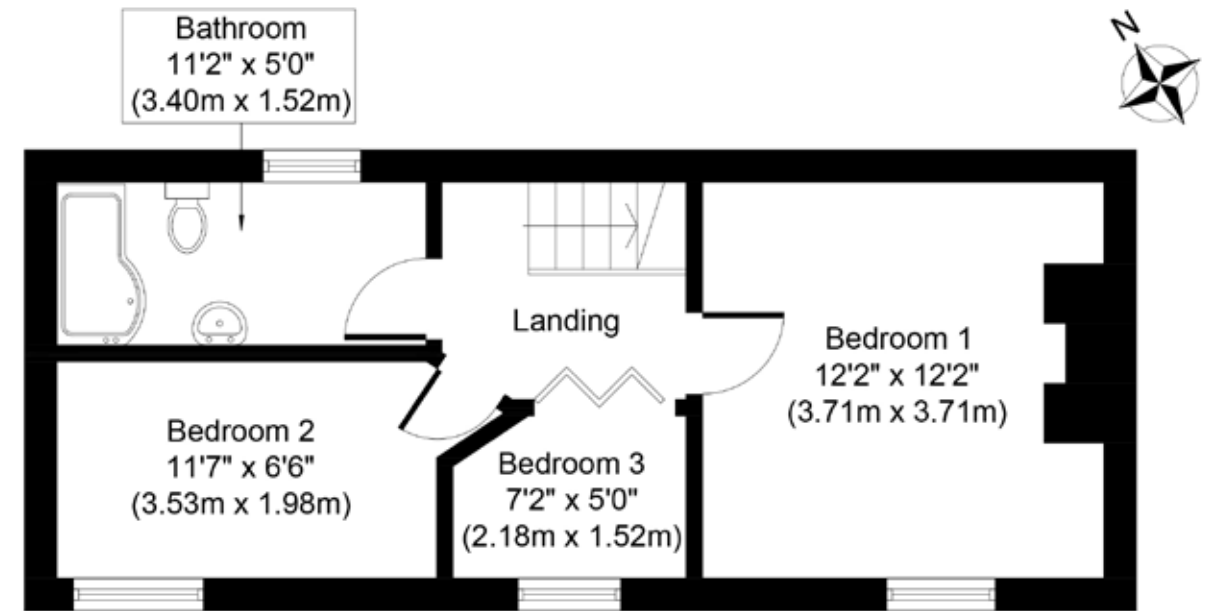


Upstairs there are three bedrooms, a good double, a twin room and a single room. These all share the family bathroom which has, more recently, been updated.

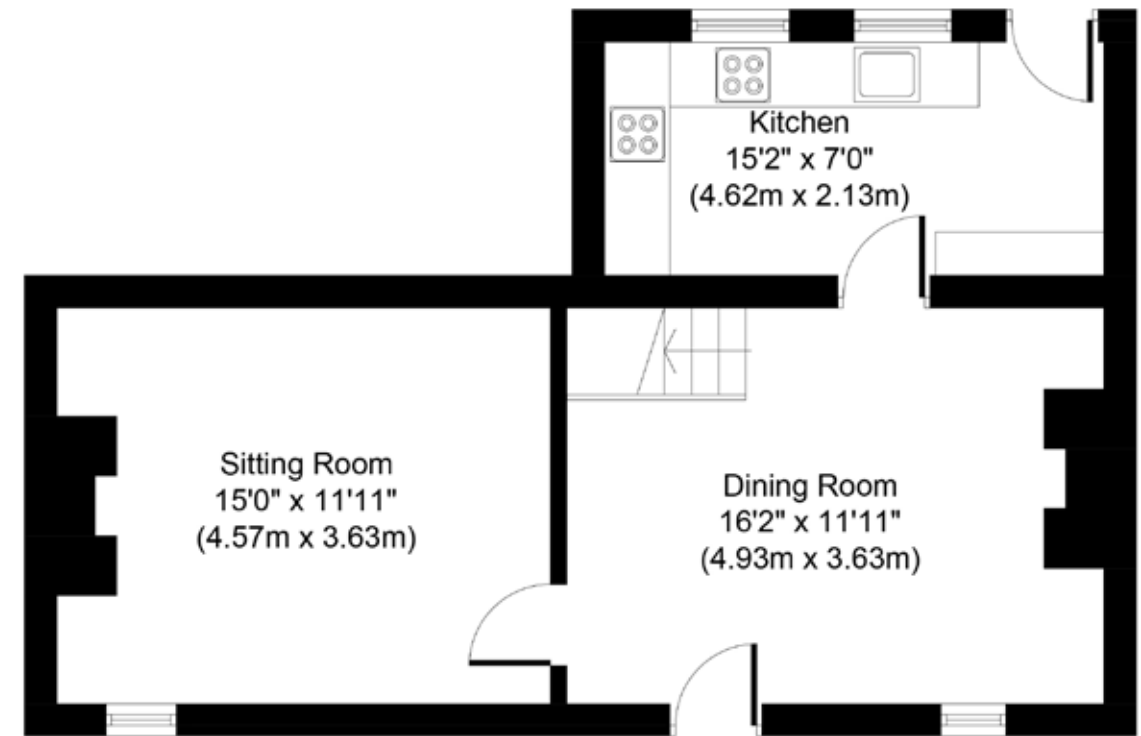
There's a small gravelled courtyard to the rear which is easy to maintain and perfect for a barbecue. One aspect which has been so enjoyed by the family over the years is sitting out on the bench to the front of the cottage, an area which is bathed in sunlight as the palm tree proves testament to.

Staneve has not only been a much-loved home-from-home for the current owners, for more than 20 years, but has also proven a very popular holiday let with guests returning year after year.





First Floor
Approximate Floor Area
379 Sq. ft.
(35.2 Sq. m.)



Ground Floor
Approximate Floor Area
501 Sq. ft.
(46.5 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.



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.



Note from the Vendor



“At the quieter times, we’ve loved to explore the beach at Brancaster - it’s a favourite place to be.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 0200-4656-0122-2201-3973

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: ///typist.earth.motive

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SOWERBYS



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