



THE STORY OF
4 King William Cottages

Docking, Norfolk

SOWERBYS

S

THE STORY OF

4 King William Cottages

High Street, Docking,
Norfolk, PE31 8NH

Brick and Flint, Modern Cottage

Three Bedrooms

En-Suite

Underfloor Heating to Ground Floor

West-Facing Garden

Off Road Parking

Successful Holiday Let

Under Five Miles from Brancaster

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“A perfect holiday home, right by the north Norfolk coast.”

Located on the eastern side of this popular village, and forming the end of a terrace of attractive brick and flint houses, number Four is a double fronted cottage with perfectly balanced living space.

On the ground floor the living space is divided between the kitchen/dining room on one side, and the living room on the other. The kitchen has a very sociable breakfast bar, perfect for ad hoc rolling breakfasts or keeping the chef company over an early evening glass of wine, and this room also has plenty of space for a

dining table to comfortably seat six.

On the other side is the living room with its cosy log-burning stove, perfect company after a windswept winter's beach walk. Both ground floor rooms have French doors out to the garden beyond, which link all the ground floor space for al fresco family gatherings throughout the summer.

Upstairs there are three bedrooms. Two are doubles, with the principal bedroom having an en-suite shower room, while the other two share the family bathroom.

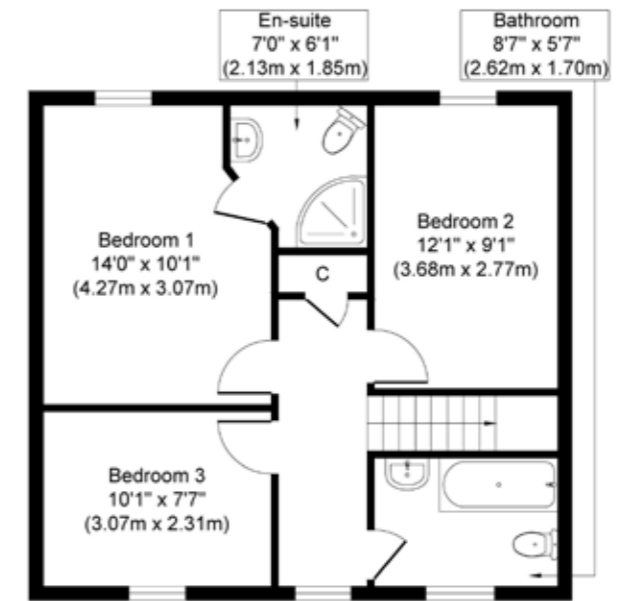




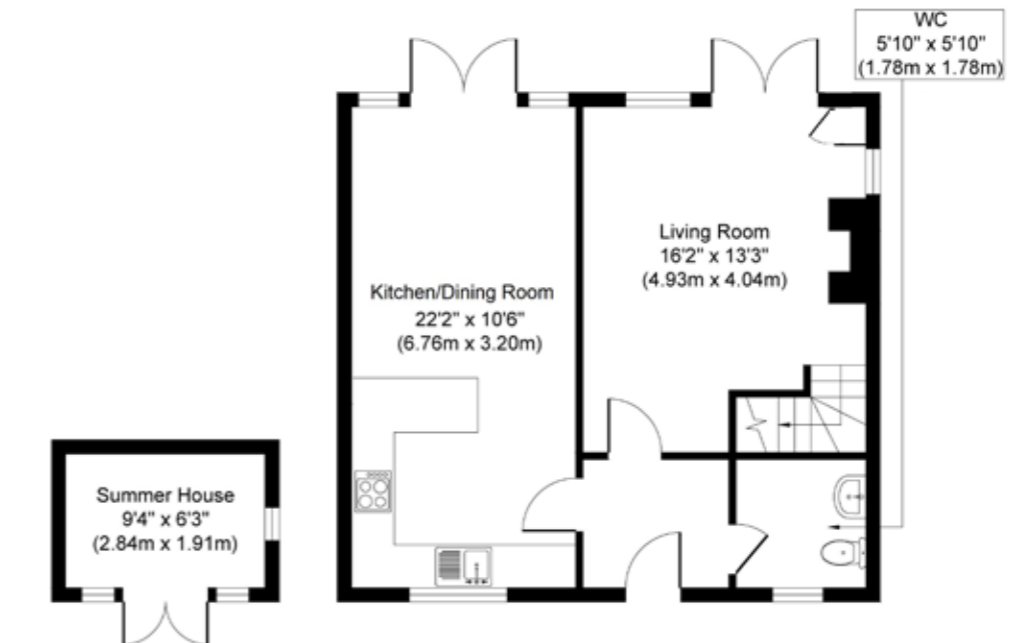
The rear garden is mostly laid to patio with a central circular lawn feature, and there is also a summer house which is orientated to take maximum advantage of the afternoon and evening sun. Also, there are two allocated off street parking spaces for this cottage.



Number Four King William Cottages has been an incredibly popular holiday let, as well as providing the current owners with an idyllic 'home from home' and could very easily continue as both.



First Floor
 Approximate Floor Area
 542 sq. ft
 (50.35 sq. m)



Outbuilding
 Approximate Floor Area
 58 sq. ft
 (5.38 sq. m)

Ground Floor
 Approximate Floor Area
 542 sq. ft
 (50.35 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-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 spoiled 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 Sowerbys



Burnham Market.

“The property is perfectly located - close to the beach and Burnham Market, yet still a quiet spot when the coast is busy.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump with underfloor heating to the ground floor and radiators to the first floor.

COUNCIL TAX

Currently the property is unbanded.

ENERGY EFFICIENCY RATING

C. Ref:- 9480-3026-7205-7797-6200

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: ///topical.glades.differ

AGENT'S NOTE

The cottage is run as a small business and as such is not subject to council tax. Previously it had a Band C rating.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL