



THE STORY OF  
**24 Norfolk Heights**  
*Docking, Norfolk*

**SOWERBYS**





THE STORY OF

# 24 Norfolk Heights

Sedgeford Road, Docking,  
Norfolk, PE31 8PW



Period Cottage

Three Bedrooms

En-Suite and Family Bathroom

Open-Plan Living

Stunning Kitchen/Dining Space

Wonderful and Far-Reaching Views

Fully Refurbished

Private Parking

Communal Gardens

Log Burning Stove



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“The cottage started as our holiday home, and weekends there were like being away for a week...”

Step through the gate and the garden before you immediately sets the tone for this magnificent cottage, meticulously presented and incredibly welcoming.

Although double fronted, the ground floor is entirely open-plan but it is naturally segregating into three distinct areas. On one side of the property is a beautiful and elegant kitchen, with granite worksurfaces, a classical butler's sink and a tasteful cream cooking range, practical and perfectly in keeping with a period property. There is plenty of space for a dining area at the rear of the kitchen

and then, on the other side, is the living and entertaining area where the focus is around the exposed red brick fireplace and log burner. The sense that this is a period property is fully enhanced by both the exposed beams over as well as the wonderfully wide floorboards under.

This theme is carried through to the staircase, lovingly stripped back by the current owners to its original patina, and this seamlessly links the ground floor with upstairs both practically and aesthetically.

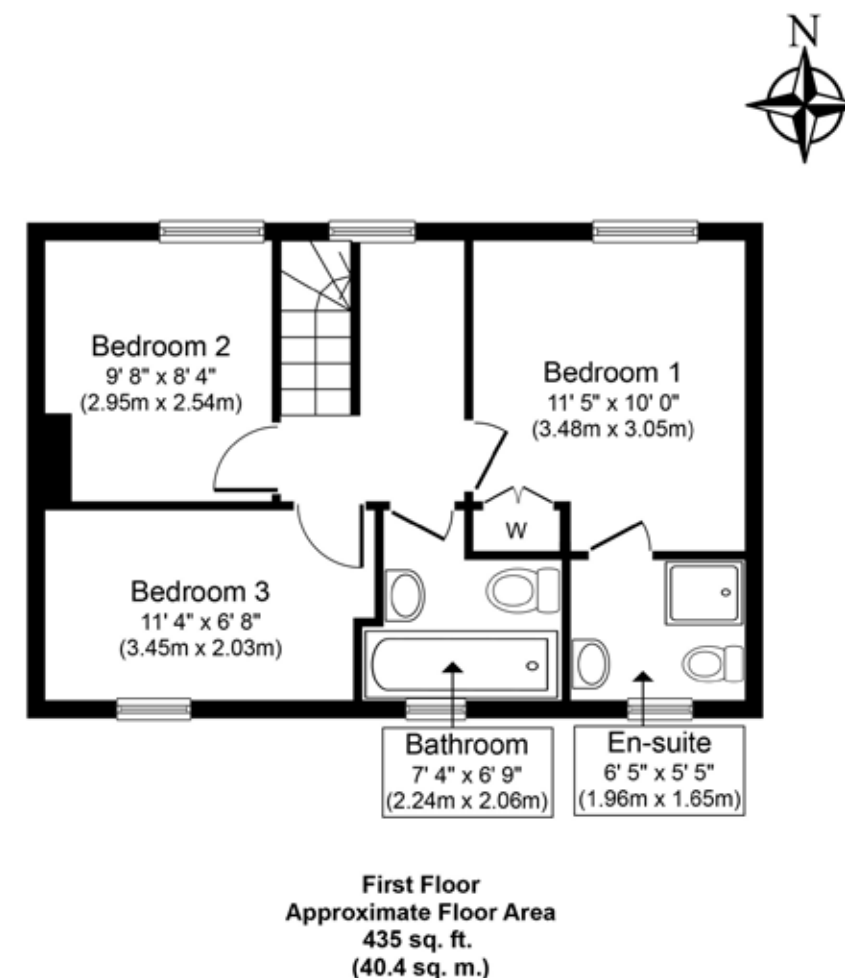






Upstairs, there are two double and one large single bedroom, with the principal having a very pretty en-suite, whilst the other two share the family bathroom. This floor is just as beautifully presented as the ground floor and, again, has exposed beams and those wide floorboards, as well as stripped back brickwork creating a really appealing feature. Not only this, but when the current owners refurbished this house they also lifted the ceilings upstairs to give each of these rooms a vaulted space, which really helps make these already well proportioned rooms feel even larger.

It is also upstairs that you fully appreciate the elevated position of this property; as you turn on the half landing you see out and across the north Norfolk countryside towards the coast, and this view is enjoyed from every room up here. On a clear day you can sometimes see across The Wash to the distant Lincolnshire coast or southwards over miles of rolling farmland.



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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The garden is south-facing and beautiful, it has a central lawned area with a very tasteful limestone paved border and then a mature planted border that helps create a complete sense of privacy, and yet has been pruned so as to carefully allow through subtle glimpses of those amazing vistas over the open fields beyond. In addition to this private little outside oasis, Norfolk Heights also has some wonderful communal gardens that are just to the south of this cottage and which have provided the perfect environment for this micro community to meet up and mingle over a bottle or two of rose while they watch the sun set in the west.

“...horizon to horizon views - a true Norfolk big sky.”

24 Norfolk Heights was initially acquired as a second home from home and was completely refurbished by the current owners to an incredibly high standard throughout. Their stays here became increasingly longer, such was their love of its tranquillity and privacy. In fact their love for north Norfolk, thanks to this cottage, became so all consuming, that they sold up their main home and moved here permanently.

As such, their beautiful little bolthole is now surplus to requirements, however they hope that its next custodians fall in love with it, and its location, in the same way that they did.







## 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.

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



Thousands of pink footed geese spend winter in North Norfolk

"We've loved the annual visits of the pink footed geese flying over in their thousands. It's a natural wonder that we look forward to."

THE VENDOR



## SERVICES CONNECTED

Mains electricity and water.

## COUNCIL TAX

Band B.

## 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.

## LOCATION

What3words: ///typist.potions.finishers

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# SOWERBYS



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