



THE STORY OF

# 3 Bennett Mews

*Docking, Norfolk*

SOWERBYS

S

THE STORY OF

# 3 Bennett Mews

Docking, Norfolk  
PE31 8FS

Converted Barn

Peaceful Mews Location

Stunning Finish

High Ceilings

Private Parking

EV Charger

Open Plan Living

Private Terrace

Sumptuous Bathroom

Semi-Detached

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“The bedroom encompasses almost the same area as the living room space, so it’s perfectly suited for a super king-sized bed.”

Having been warmly christened Champagne Jennie, this fabulous one-bedroom barn conversion is chic and exciting, yet at the same time both welcoming and generous.

Step into the enclosed porch, shake off your muddy wellies or sandy shoes, hang up your jacket and hat and then walk through into the open plan living space. From the moment you step foot, you can feel the warmth afforded by the

underfloor heating.

A room divided into three distinct spaces, the sleek kitchen gifts views over the mews to the front and has open-sided shelving to the other side allowing sight through. There is a sweet little dining space which is perfect for two and then the seating area which practically demands for you to cosy up and enjoy time with a loved one.





The generous super king-sized bedroom suite encompasses almost the same space as the living area is, meaning a bed of this size looks completely at home. Perfectly matching this largeness is the en-suite bathroom with its sumptuous roll top bath, large shower cubicle and hand basin, a perfect space to unwind.

Step outside and follow the paving around the side and along the pleached hedge line to the back to where there is a delightful and very private patio garden with ample space to enjoy a barbecue and watch the sun sink down in the west. There is also a parking space with EV charger.

Champagne Jennie was christened first and then dressed and decorated to perfectly emulate its flamboyant name. Once a single story barn, she's now an elegant and popular holiday let and could continue as such, or be the perfect 'lock-up and leave' bolthole, on the Norfolk coast.





Approximate Floor Area  
529 sq. ft  
(49.14 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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



## 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 Sowerbys



"This could be the perfect bolthole to enjoy the North Norfolk coast from..."

SOWERBYS



## SERVICES CONNECTED

Mains water, electricity, drainage, and broadband connectivity.  
Electric powered wet underfloor heating system.

## COUNCIL TAX

Band to be confirmed. Please see Agent's Notes.

## ENERGY EFFICIENCY RATING

C. Ref:- 2261-3004-1305-1002-0204

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: ///shiver.lobbed.drags

## AGENT'S NOTES

3 Bennett Mews is currently registered as a small business and as such does not pay council tax.

Whilst the property is a freehold there are covenants in place in order to protect the uniform aesthetic of the mews, please ask for more details.

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