



Stanhoe Road  
Docking PE31 8NJ

**BROWN & CO**



## Stanhoe Road, Docking PE31 8NJ

Beautifully Refurbished Cottage

Nestled in Norfolk Countryside

Two Bedrooms

Modern Kitchen with Integrated Appliances

Private Driveway for Two Vehicles

Paved Courtyard Garden

No Upward Chain



### INTRODUCTION

Brown & Co offers a beautifully refurbished cottage in Docking, North Norfolk. First hand inspection of the property is essential to see the high standard of renovation works carried out beautiful, characterful interior and features of the house in a well-appointed and very popular coastal village.

### LOCATION

Nestled in the picturesque Norfolk countryside, the village of Docking exudes the charm of the English coastal countryside. Docking is a well-appointed village with shop, pub and junior school that blend with historic cottages and winding lanes. The village is perfectly located to enjoy the coast being around four miles from a number of hotspots such as the renowned Burnham Market, Brancaster beach and Thornham village. Visitors can explore Docking's ponds and walk for mile on countryside scenic walking trails, making it an idyllic destination for those seeking rural tranquillity with the allure of nearby attractions.

### THE PROPERTY

The house is located on the Stanhoe/Burnham Market road, to the east of the village and its history dates back to 1795 and once sat within the curtilage of an inn, The Bricklayers Arms. The entire property has been stripped back and refurbished and benefits from a new roof, windows, electrics, heating and plastering. The sellers have installed a modern kitchen with integrated appliances and the entire property has been fitted with new flooring ready for the new owner to move in. There are some excellent features including a double height entrance area, oak doors and external landscaping. Inspection is a must to gain a full appreciation of everything the house has to offer which would make a superb full time home as well as a second property.

Briefly, the property comprises; entrance porches area, a double height entrance, staircase to first floor, wc, kitchen breakfast room and sitting room. Upstairs there are two bedrooms and bathroom.

### OUTSIDE

Outside, the property has parking for two vehicles on a private driveway, there is new fencing to all the boundaries and a paved courtyard garden.

### AGENT'S NOTE

There is no upward chain.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

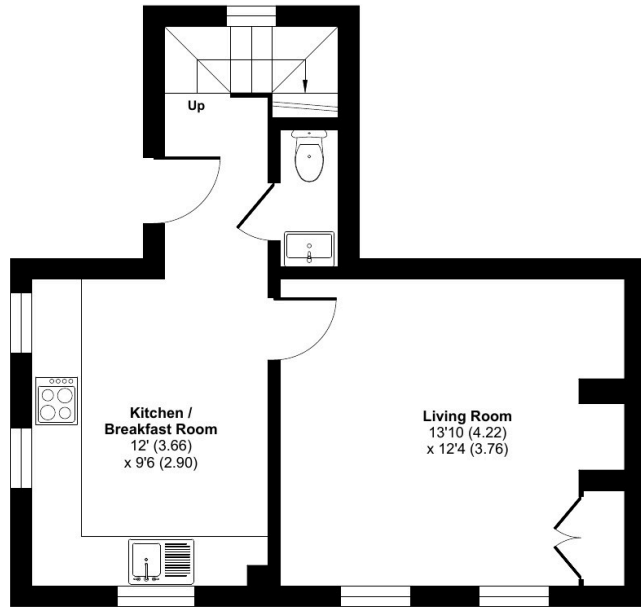
### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

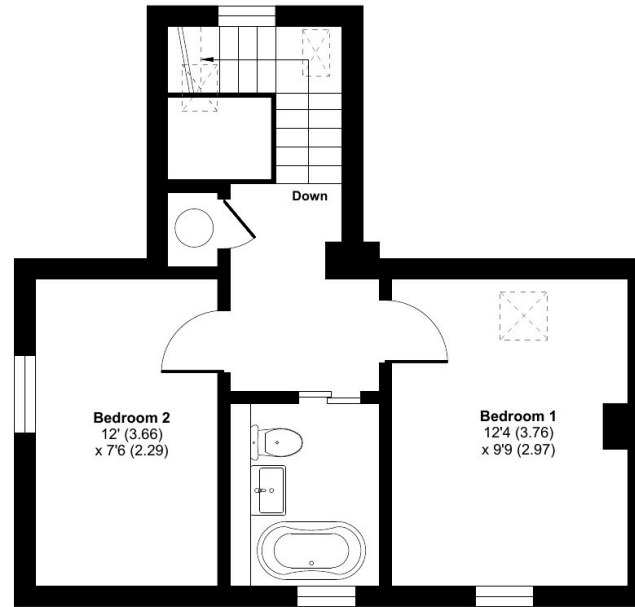
# Stanhoe Road, Docking, King's Lynn, PE31

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1120158

## IMPORTANT NOTICES

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**Brown&Co**  
Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ  
T 01553 770 771  
E kingslynn@brown-co.com

**BROWN & CO**

Property and Business Consultants