



THE STORY OF

Cockleshell Cottage

Docking, Norfolk

SOWERBYS

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Cockleshell Cottage

3 Winchmore Row, Station Road, Docking,
PE31 8NA



Three Bedrooms

Perfectly Balanced Accommodation

Brick and Flint Cottage

Principal En-Suite

Private Parking

Short Walk from Village Amenities

Generous Living Space

Kitchen/Dining Room

Safe Enclosed Garden



SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“It’s a brilliant location, and the beaches nearby are fabulous.”

Positioned within the middle of this pretty terrace of four brick and flint cottages, on the eastern side of Station Road, Cockleshell is the perfect little ‘lock up and leave’.

Whilst you will use the front door when walking out to make use of all the village amenities that Docking has to offer, this is a home that you will most often enter and leave via the rear as it is here where you will find the private parking. French doors lead you into the generous

reception room with additional french doors through to the kitchen/dining room at the front, giving a sense of the cottage being open-plan and free-flowing, whilst having the advantage of being easy to separate.

Upstairs there are three bedrooms; two doubles and a large single or bunk room. The principal bedroom has an en-suite while the other two share the family bathroom, and there is also a guest WC on the ground floor.





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.



There are gardens to both the front and rear, but it is the rear garden that is the more private of the two and that is fully contained, so very secure for both two and four legged little ones. It is mostly laid to lawn but with a patio area just off the reception room. In addition there is private parking for two cars at the back.

Cockleshell Cottage has been a cherished home from home for the current owners for almost 20 years but now that their children have flown the nest they no longer need their beautiful Norfolk bolthole and feel it is time for a new family to enjoy it as much as they have over the years.





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.

Offering the best of coast and country, it's easy to see why Docking is such a sought-after spot.



Note from the Vendor



Docking High Street

“We’ve loved the community in Docking, and it’s so easy to be able to walk to the Spar shop and the Railway pub.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0320-2515-8320-2894-6471

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: ///explored.note.worldwide

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