



THE STORY OF

# 18 Northcote

*Docking, Norfolk*

**SOWERBYS**





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# 18 Northcote

Docking, Norfolk  
PE31 8ND

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- Three Bedroom Family Home
  - Self-Contained One Bedroom Annexe
  - Recently Fitted Kitchen/Dining Room with Utility Cupboard
  - Cosy Sitting Room with Log-Burner
  - Further Reception Room Opening to Garden
  - Private, Landscaped Rear Garden
  - Driveway Parking for Multiple Vehicles
  - Beautiful Sunset Views over Fields
  - Workshop/Studio with Power and Lighting, and Newly Built Timber Storage Shed
  - Popular Village Location, Only Four Miles from the Coast and with Countryside Walks on the Doorstep
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Nestled at the edge of a popular Norfolk village, this charming property offers a unique blend of character, versatility, and breathtaking field views. With rural walks on the doorstep and only four miles from the stunning North Norfolk coast, it provides the perfect mix of countryside charm and coastal beauty.

This multi-functional home features a self-contained annexe, complete with its own kitchen, lounge, bedroom, and shower room - ideal for accommodating family members or guests who appreciate their own private space.

The main house is rich in character and has been recently updated with a new kitchen. Boasting stone worksurfaces and reconfigured to host a large dining table, it's the perfect space for family meals and social gatherings. The inviting sitting room, centred around a log-burner, is a warm and cosy retreat. Additionally, a versatile room at the back of the house can serve as a snug, office, or additional dining area, adapting to your lifestyle needs. Upstairs, you'll find three double bedrooms and a well-appointed family bathroom.

The rear garden has been meticulously crafted by the current owners into a vibrant haven, filled with beautiful flowers and shrubs. Multiple seating areas invite you to relax or entertain guests while enjoying the stunning field views. This garden is truly a labour of love, offering a peaceful escape from the hustle and bustle. For those needing extra storage or a workshop space, the property includes two spacious sheds, both equipped with electricity. The current owners have recently had a new oil boiler fitted which brings comfort to any new buyer. To the front there is space for at least six vehicles on a gravel drive with easy access out to the coast.

This charming Norfolk home combines the tranquillity of rural living with modern comforts and versatile spaces, making it an ideal place to create lasting memories.

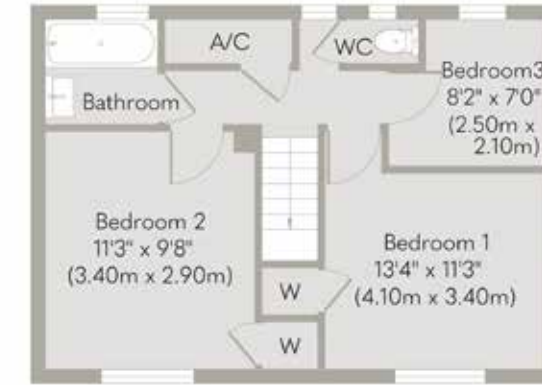




..as we've made it our own, it's become the most comfortable and welcoming home.







First Floor  
Approximate Floor Area  
388 sq. ft  
(36.00 sq. m)



Outbuilding

Ground Floor  
Approximate Floor Area  
912 sq. ft  
(84.72 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.

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# Docking

POSSIBLY ONE OF  
NORFOLK'S BEST HIDEAWAYS

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality new-build homes. One notable development is Four Miles, named for its proximity to Thornham and Brancaster, offering cottages, barns, and apartments designed to blend with the countryside.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders 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



“...watching the wildlife, or the sun setting over the fields, we could be the only two people in the world.”

Fields to the rear stretch all the way down to the coast



## SERVICES CONNECTED

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

## COUNCIL TAX

Main House - Band B  
Annexe - Band A

## 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: ///gobblers.corner.visitors

## AGENT'S NOTE

The property is owned by a Sowerbys employee.

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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