



THE STORY OF

Cockleshell Cottage

Docking, Norfolk

SOWERBYS



THE STORY OF

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
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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'.

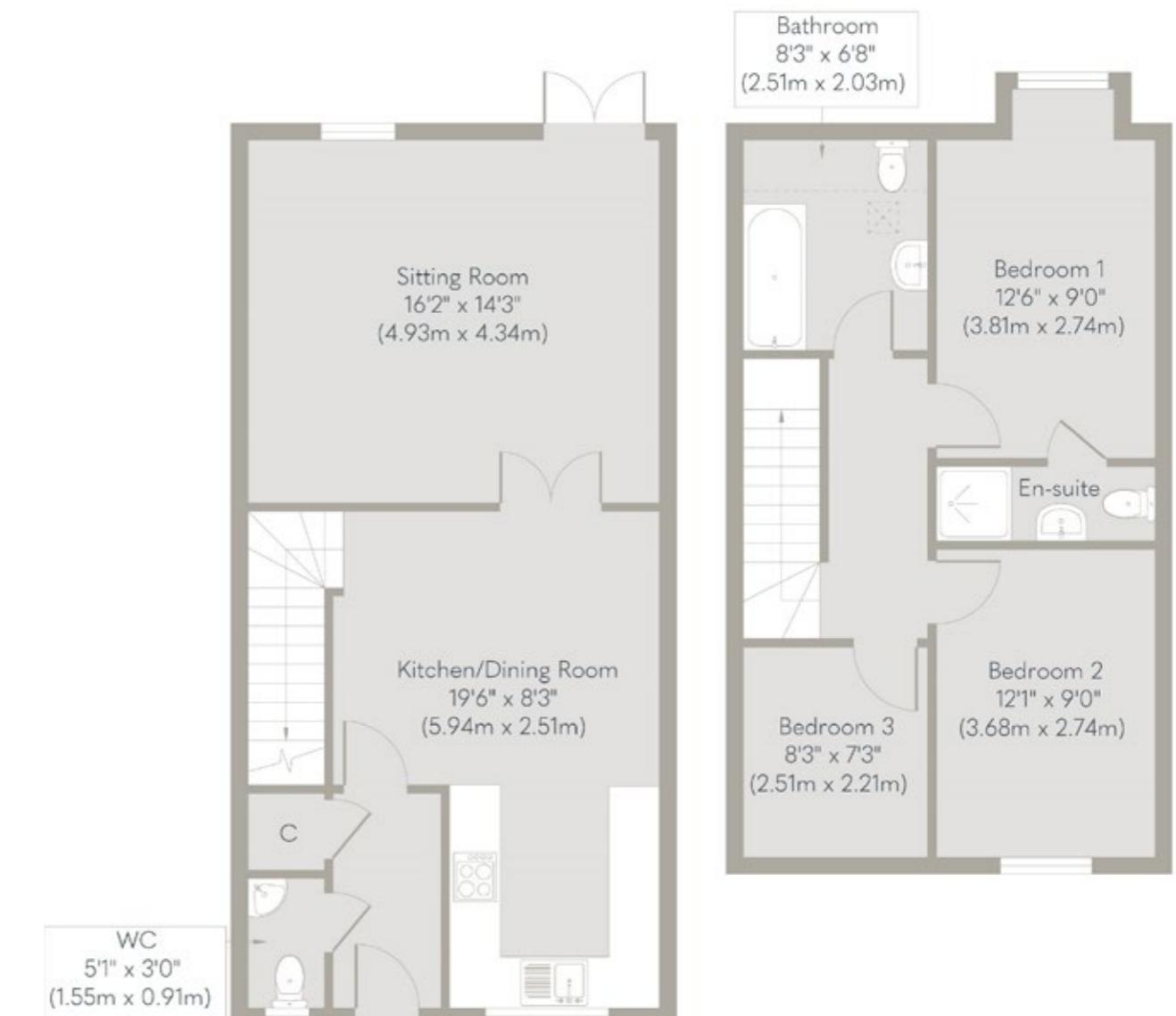
Whilst you will use the front door when walking out to make use of all the village amenities that Docking has to offer, this is a home that you will most often enter and leave via the rear as it is here where you will find the private parking. French doors lead you into the generous reception room with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

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.





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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Burnham Market

THE JEWEL IN THE
NORTH NORFOLK CROWN

Burnham Market is one of North Norfolk's most vibrant and historic coastal villages, located around 27 miles north-west of Norwich, 5 miles east of Brancaster, and just a short drive from the sandy beaches of Holkham and Brancaster. Known for its charming period architecture and lively community, the village blends boutique shopping, fine dining, and countryside tranquillity.

At the heart of the village are three historic squares, the Central, North and South Squares, lined with independent shops, galleries, cafés, and renowned restaurants, creating a thriving hub for locals and visitors alike. Regular farmers' markets, art fairs and seasonal events foster a strong sense of community while supporting local businesses and artisans.

Burnham Market is ideal for outdoor living and leisure. The surrounding countryside, coastal paths, and nearby Holkham Estate offer extensive opportunities for walking, cycling, and horse riding, while the North Norfolk Coast, including Brancaster, Burnham Deepdale, and Holkham Beach, provides access to sailing, birdwatching, and wide sandy beaches.

With a lifestyle defined by heritage, independent retail, cultural vibrancy, and coastal proximity, Burnham Market appeals to families, second-home owners, and anyone drawn to the combination of village charm, country calm, and seaside living.



Note from the Vendor



"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."



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

AGENTS NOTE

This property has a restrictive covenant that prevents any business use which will preclude any form of holiday letting.

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

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