



THE STORY OF

White Cottage

Docking, Norfolk

SOWERBYS



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White Cottage

Docking, Norfolk
PE31 8NJ

Offered Chain Free

Three Bedroom Character Cottage

Former Village Butcher's Shop with
Original Hooks in the Beams

Blend of Period Charm and
Thoughtful Modern Updates

Generously Proportioned Sitting
Room with Wood-Burning Stove

Ideal as a Permanent Home, Weekend
Retreat, or Holiday Let

Sunny Patio with Morning to Mid Afternoon Sun

Off-Street Parking and Garage for Storage

Great Coastal Links

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Tucked away in the heart of the ever-popular North Norfolk village of Docking, you can discover White Cottage; a three-bedroom character cottage which perfectly blends period charm with thoughtful modern updates - all just a short drive from the coast at Burnham Market, Brancaster and Wells-next-the-Sea.

What was formally the village butcher's shop, White Cottage retains delightful reminders of its heritage, including the original butcher's hooks - a unique and characterful nod to its past. Inside, the home has been sympathetically renovated to create a warm and inviting atmosphere, while preserving its cottage charm.

The heart of the home is the impressive, generously proportioned sitting room, where a striking wood-burning stove forms a cosy focal point - the perfect place to unwind after bracing winter walks along the North Norfolk coast. The well-balanced accommodation offers three comfortable bedrooms, making the property equally suited as a permanent residence, weekend retreat or successful holiday let.

“White Cottage was formerly the village butcher's shop - you can still see the hooks in the beams.”

Outside, the sunny patio enjoys morning through to mid afternoon sunshine - ideal for leisurely breakfasts, morning coffees, or a relaxed glass of rosé in the early afternoon. The property further benefits from off-street parking and a garage, providing excellent storage for beach gear, bicycles or everyday essentials.

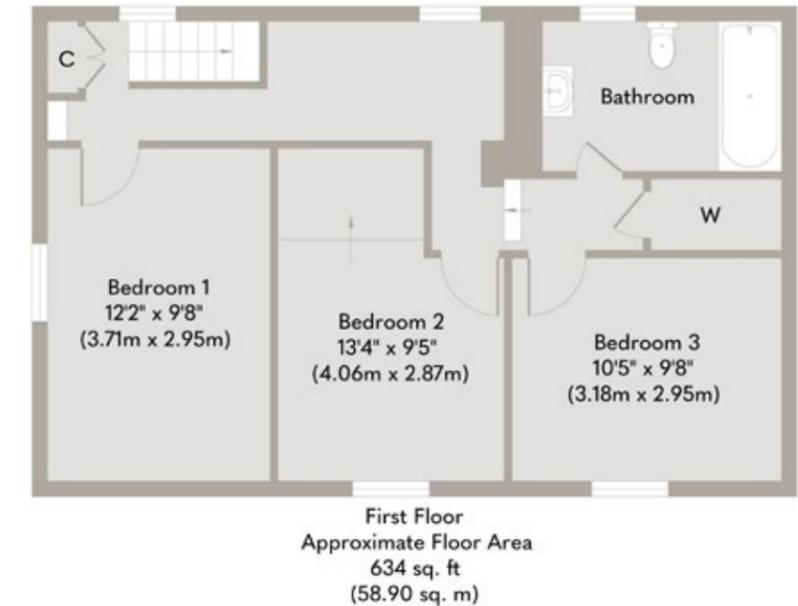
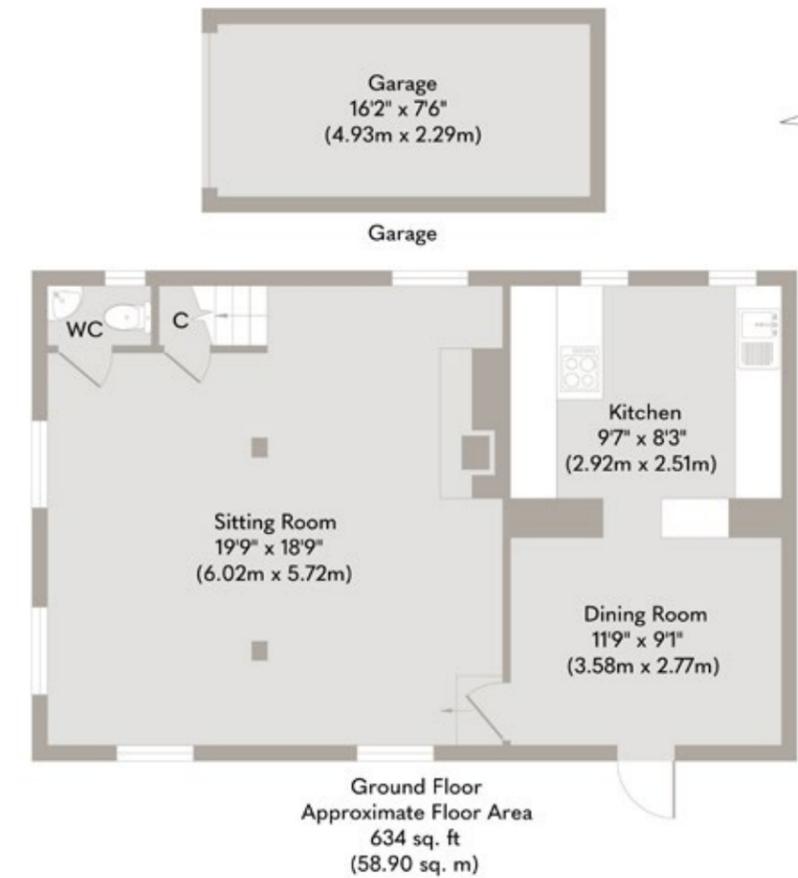
Offered with no onward chain, this charming cottage presents a wonderful opportunity to secure a characterful coastal home in a quaint North Norfolk village setting.





Our home is described
as cosy, warm and a true
sanctuary.





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



Sitting Room

“One of our favourite rooms in the house is the sitting room, especially when the fire is on - it's so toasty.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band D.

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: ///cafe.micro.snipped

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SOWERBYS

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