



FILBY BARN STATION ROAD, DOCKING

Stunning SINGLE STOREY BARN CONVERSION, Open Plan Living Space, Three Bedrooms, Two Bathrooms, Enclosed Garden & Parking.



The Property

Filby Barn is a wonderful single storey barn conversion in the heart of Docking. This stylish and comfortable home has a wonderful open plan living space, incorporating a well equipped kitchen, dining area, sitting room area with wood burning stove and two sets of French doors opening out to the fully enclosed garden beyond.

There are three good sized double bedrooms. The principal bedroom has a fantastic en suite shower room and fitted wardrobes. Bedrooms two and three share a family bathroom with a full size bath and shower over.

Forming part of an exclusive development of converted farm buildings, Filby Barn is ideally situated in this very popular village, within easy walking distance of the fantastic local shop and the pub.

The kitchen is perfect for keen cooks with a range cooker, fridge freezer and a dishwasher. The open plan living space has a vaulted and beamed ceiling, giving a wonderful sense of space and a wood burning stove to snuggle up around in the cooler months. When the sun is shining you can open two sets of French doors straight out to the garden which is walled and private and has a patio with garden furniture to make the best of the warm weather and to enjoy some al fresco dining.

All three bedrooms are generously proportioned with ample space for king size beds. The principal bedroom has a wonderful original beam spanning the ceiling giving a feel for the heritage of the building.



Holiday Let Opportunity

Holiday Let Income: £795 to £1450 per week
Holiday Let Occupancy: c. 20 weeks
Sleeping: 6 in 3 Bedrooms

Filby Barn has been a much loved second home until very recently, when the current owners have opened the barn to paying guests.

It may be possible to purchase some of the furniture, fixtures & fittings (by separate negotiation).

For more information on holiday letting, contact the team at Big Skies Holiday Cottages.



Outside

There are two parking spaces to the front of the barn on the brick and weave driveway, a separate garage and a lovely walled garden to the rear.

The rear garden is fully enclosed, with a large patio area providing space for outside furniture, lovely flower beds edged with oak sleepers, an artificial lawned area and a back gate, leading to the bin store.

The Location

Filby Barn is located in the centre of Docking, a popular village which benefits from a thriving local community of residents alongside an increasing number of second home owners and holiday cottages available to rent.

Docking is well appointed, there is a very good local shop / post office, a pub and a chip shop. There is also a primary school and doctors surgery serving the village.

Situated just back from the coast, Docking is around 4 - 5 miles from the coast at Brancaster, Thornham or Heacham and around 5 miles from Burnham Market. Docking is also around 15 minutes drive to Fakenham where there are a number of supermarkets to choose from.

Other Information

Tenure: Freehold

Service Charge for Communal Areas: £200 per annum

Services: Mains Electricity and Drainage

Heating: Oil Central Heating

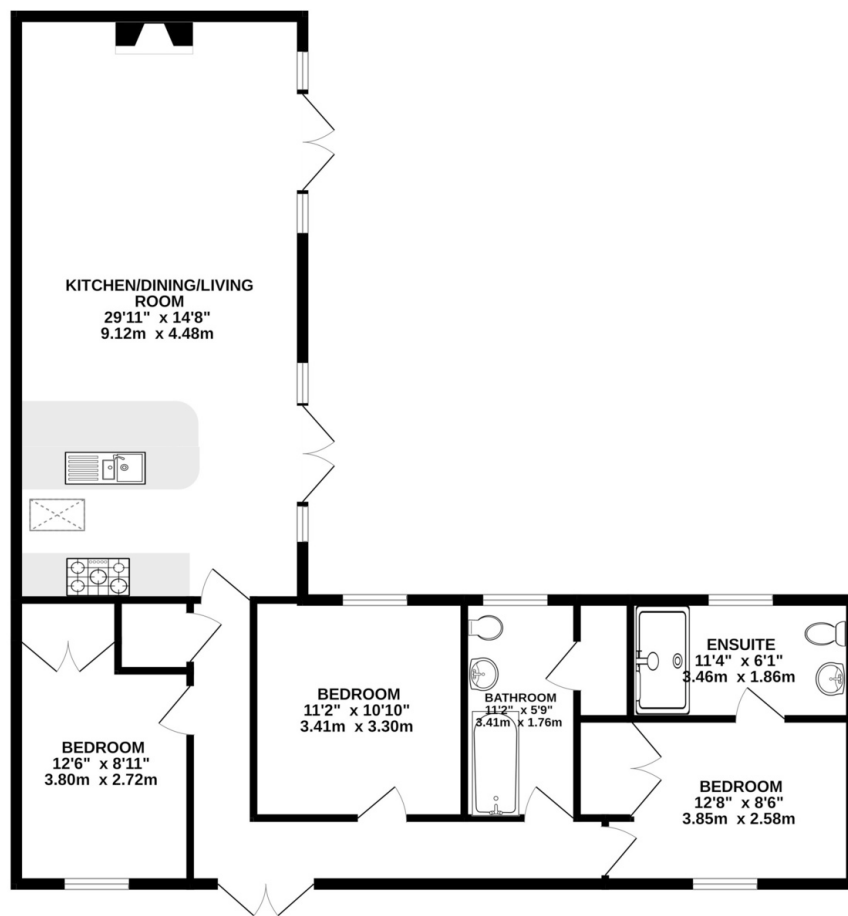
Windows: Double Glazed Throughout

EPC: Rated D

Council Tax: Band - North Norfolk District Council £1963.04 (2024/2025)

Viewings: Strictly by appointment with Big Skies Estates





3 COURTYARD BARN, DOCKING

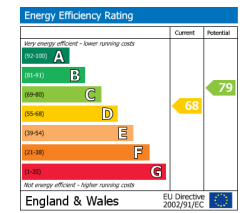
TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.