



HOLLAND HOUSE DOCKING

Unique Grade II listed GEORGIAN DOWER HOUSE in centre of village, over 4,000 sq ft, 1/3 acre plot (sts). DETACHED ANNEXE, large PRIVATE GARDEN with STUDIO, PARKING for several cars. Fantastic potential to holiday let / bed & breakfast.



THE HOUSE

Holland House has a wonderful and interesting history, charting the fortunes of Georgian merchants and Victorian Dowagers. In recent years, the house has been both a successful holiday let and bed & breakfast, offering lovely accommodation for paying guests and private living quarters for owners, due to the unique layout of the property, with two staircases and a natural divide to facilitate the separation. However, Holland House is wonderful as a single dwelling, offering extensive accommodation for a family.

The house briefly comprises a dining room, drawing room, second reception room, pantry & main kitchen, downstairs loo, games room and the flexible summer kitchen / utility / guest kitchen. Beneath the dining and drawing room, is the fully damp proofed cellar, currently used as a games room / gym and off the dining room to the rear of the house, is the flexible second kitchen / utility / guest kitchen.

Upstairs there are six wonderful double bedrooms, all completely unique. Four bedrooms on the first floor, two with ensuite facilities, a shower room and separate bathroom and on the second floor, two further bedrooms and a bathroom. It is also worth noting that accessed from the very top floor of the property is a very large, boarded attic space measuring approximately 42 foot by 15 feet, currently used as storage space.

The wonderful aspect of Holland House, that is hidden from the street, is the outside space. The plot extends to around 1/3 of an acre (sts) and is not overlooked. Approached from the road there is a driveway leading back from the side of the building to a large gravelled parking area. There is a large garden to the rear with mature planting, hedging and lawn. There is also a detached studio / summer house with water and electricity and tucked away behind the parking area is a flourishing vegetable patch and green houses.



DETACHED BARN ANNEXE

Just across the driveway from the main house is this super flexible single story, studio style, detached barn with an open plan living / dining / bedroom, with wood burning stove, a separate Kitchen area and fully tiled accessible wet Room with shower. From the living space there are two sets of French doors leading out to a small, private, courtyard garden.

The barn is perfect as guest accommodation or as a stand alone dwelling for multi-generational living.





HOLIDAY LET OPPORTUNITY

Holiday Let Income: c. £50,000 pa (gross)

Holiday Let Occupancy: c. 25 weeks pa

Sleeping: 12 in 6 bedrooms (5 in main house + 1 bedroom annexe)

Holland House offers fantastic scope as a lifestyle business. The house has been successfully marketed as both a bed & breakfast and holiday let by the current owners. Most recently (since 2018), the house has been operating as a holiday let and is fitted with all the required fire and carbon monoxide alarms to comply with regulations. As a holiday let, the house sleeps 10 guests in the main house and a further two in the one bedroom annexe, which is also available to let separately. It is popular throughout the year for full week holidays in the high season and shorter breaks for family get-togethers at other times. Currently the house is not being marketed for holidays.

THE LOCATION

Holland House is perfectly situated in the centre of the picturesque village of Docking, in the north-western corner of Norfolk also noted as being one of the highest points in the county. You won't be short of amenities in Docking, with a small supermarket (and Post Office), a pub, fish and chip shop, village playing field, primary school, doctors' surgery and much more, including a Farmers Market. The property is ideally located for easy access to the outstanding coastline of North Norfolk, with beautiful Brancaster Beach just 4 miles away and Burnham Market just 5 minutes away. Kings Lynn lies just 10 miles away with a mainline train station (Direct trains to London Kings Cross 1hr 49 and Cambridge 53 minutes).



OTHER INFORMATION

Services: Mains Electricity, Water & Drains

Central Heating: Main House has oil fired central heating. The Barn Annexe has LPG central heating.

WiFi: Full Fibre Broadband

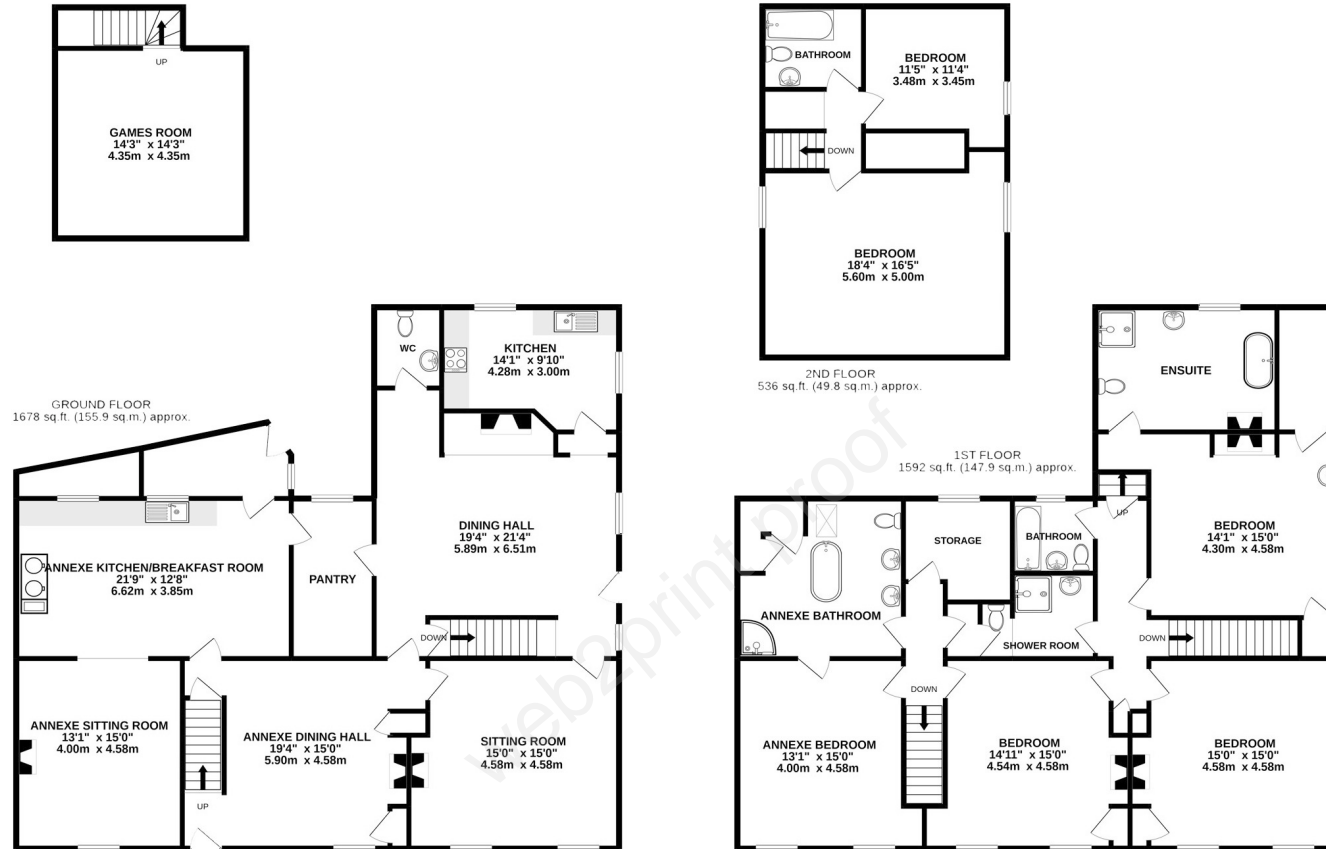
EPC: Exempt (Grade II Listed)

Council Tax: Main House & Annexe are currently registered for business rates and the owners wing is classified as residential with Kings Lynn & West Norfolk District Council - Band C

Viewings: Strictly by appointment only with Big Skies Estates.

Holland House, Chequers Street, Docking, PE31 8LH

TOTAL APPROX. FLOOR AREA 4065 SQ.FT (377 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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. Made with Metropix © 2020

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