



**Old Holme, Docking**  
**Guide Price £499,950**

**BELTON DUFFEY**



## **OLD HOLME, STATION ROAD, DOCKING, NORFOLK, PE31 8LS**

A charming period cottage with spacious 3 bedroom accommodation plus a detached garden studio building, west facing garden and parking. No chain.

### **DESCRIPTION**

Old Holme is a charming end terrace period cottage built of brick and flint walls under and pantiled roof in a prominent position right in the heart of the popular north Norfolk village of Docking. The living accommodation comprises an impressive bright and airy open plan kitchen/dining room with roof light windows and glazed bi-fold doors leading outside to the rear garden and a cosy sitting room. The first floor landing leads to the principal bedroom and a bathroom plus the staircase up to the 2 second floor bedrooms, 1 with its own cloakroom.

The property still retains many attractive period features such as an open fireplace in the sitting room and cast iron bedroom fireplaces, latch doors with the benefit of more modern conveniences including UPVC double glazed windows and doors, electric radiator central heating, a well appointed kitchen and a luxury bathroom.

Outside, there is driveway parking and a lawned and timber decked west facing rear garden with a useful detached brick and flint built garden studio, which is suitable for a variety of different uses and has its own shower room.

Being only 4 miles from the coast at Brancaster, all of this combines to make Old Holme an ideal second home with holiday lettings potential or a permanent home close to amenities and the coastline. The property is being offered for sale with no onward chain and the furniture, fixtures and fittings are also available by separate negotiation.

### **SITUATION**

Docking is a thriving community with good amenities including a primary school, doctors surgery, village hall hosting a wide range of activities for all age groups, village stores/Post Office, public house and a fish and chip shop. There is also a popular market every Wednesday selling the best of local produce.

Its location is ideal for both families living in the area or visitors to the North Norfolk Coast with the beautiful beach at Brancaster only 4 miles away. 12 miles to the south east lies the market town of Fakenham with schools, supermarkets and other high street stores whilst 6 miles to the north, Burnham Market provides shopping for the more discerning customer with a range of delicatessens, up market clothes shops and galleries.



## **OPEN PLAN KITCHEN/DINING ROOM**

5.99m x 3.89m (19' 8" x 12' 9") at widest points.

A partly glazed timber door with a storm porch over and outside light leads from the driveway to the side of the property into the impressive bright and airy open plan kitchen/dining room. Oak flooring and recessed ceiling lights. Comprising:

### **KITCHEN AREA**

A range of cream Shaker style base and wall units with wood block worktops incorporating a white ceramic one and a half bowl sink unit, tiled splashbacks. Integrated oven with a ceramic hob over, spaces and plumbing for a dishwasher and washing machine, cupboard with space for a fridge freezer. Doors to the sitting room and staircase to the first floor landing. Open plan to:

### **DINING AREA**

2 electric radiators, 2 Velux windows and glazed aluminium bi-fold doors leading outside to the rear garden.

## **SITTING ROOM**

3.89m x 3.65m (12' 9" x 12' 0")

Open fireplace with a pine surround and stone tiled hearth, electric radiator, engineered oak flooring and a window to the front.

## **FIRST FLOOR LANDING**

Window to the side, staircase to the second floor landing and doors to bedroom 1 and the bathroom.

## **BEDROOM 1**

3.89m x 3.65m (12' 9" x 12' 0")

Cast iron fireplace with a painted timber surround, electric radiator and a window to the front.

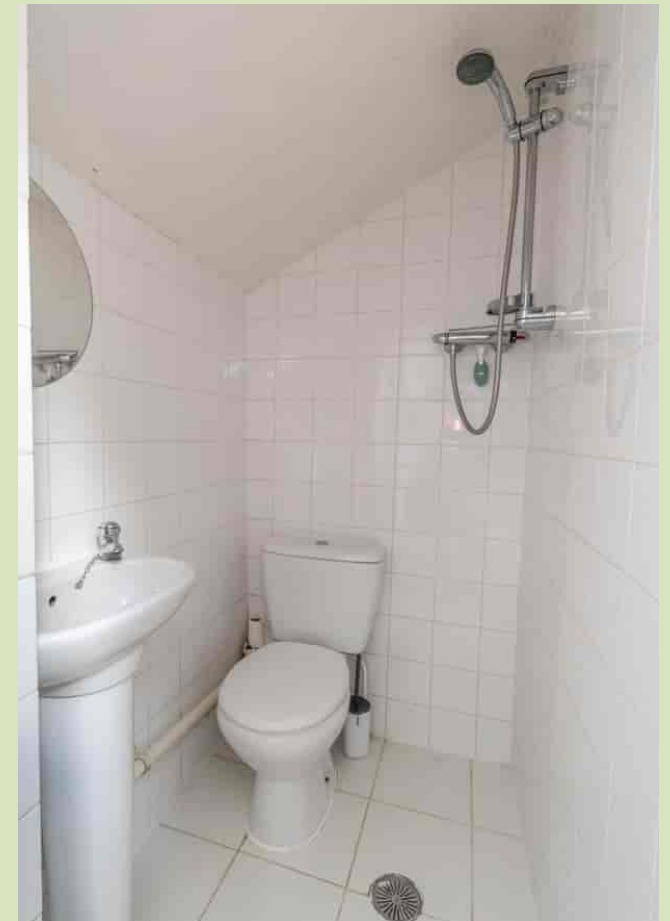
## **BATHROOM**

2.96m x 1.98m (9' 9" x 6' 6")

A white suite comprising a panelled bath with a chrome mixer shower over and shower curtain, aged chest of drawers incorporating a wash basin, WC. Cupboard housing the hot water cylinder, tiled splashbacks, electric radiator and a further chrome towel radiator, window overlooking the rear garden.

## **SECOND FLOOR LANDING**

Doors to bedrooms 2 and 3.



## **BEDROOM 2**

3.82m x 3.71m (12' 6" x 12' 2") at widest points.

Cast iron fireplace, electric radiator, fitted cupboard housing the electric meters, window to the front.

## **BEDROOM 3**

3.09m x 3.02m (10' 2" x 9' 11")

Electric radiator, window overlooking the rear garden and a door leading into:

## **BEDROOM 3 CLOAKROOM**

1.34m x 0.77m (4' 5" x 2' 6")

Wall mounted wash basin, WC, extractor fan.

## **OUTSIDE**

Old Holme is set back from the road behind a metal estate fence with a deep well stocked plant bed and a gravelled driveway to the side providing parking and leading to the front entrance porch. Outside light and tap.

A tall pedestrian gate leads to the good sized west facing rear garden comprising a decked terrace opening out from the kitchen/dining room bi-fold doors with a lawn beyond. Mature hedged boundaries and plant beds, timber shed and outside lighting.

## **GARDEN STUDIO**

4.14m x 2.36m (13' 7" x 7' 9")

A partly glazed timber door leads from the decked terrace to the rear of the property into the detached garden studio. Oak flooring, panel heater, 2 Velux windows and a door leading into:

## **SHOWER ROOM**

1.58m x 1.02m (5' 2" x 3' 4")

Wet room style shower area with a chrome mixer shower, pedestal wash basin, WC. Tiled floor and walls, electric wall heater and extractor fan.





## **DIRECTIONS**

From Fakenham take the A148 heading west towards King's Lynn for approximately 4 miles and take the right hand turning onto the B1454 signposted Hunstanton and Docking. Continue for approximately 7 miles through the centre of Docking and turn right just before the church, signposted Brancaster.

Continue further into the village centre where you will see the property further up on the left-hand side, opposite the village shop and as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band E.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band n/a (registered for Business Rates).

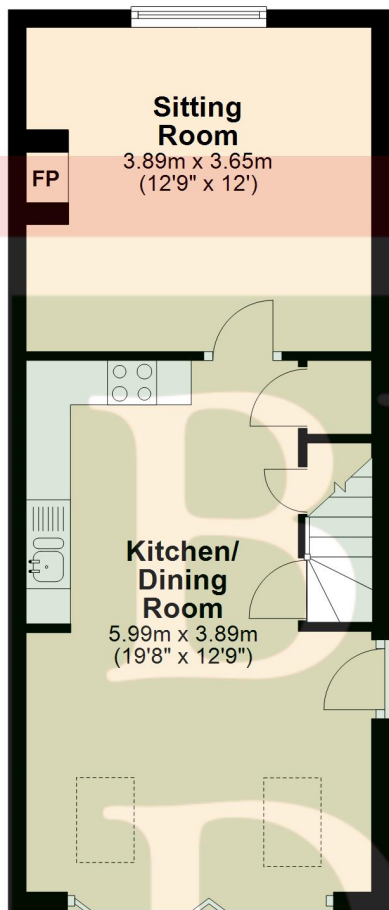
## **TENURE**

This property is for sale Freehold.

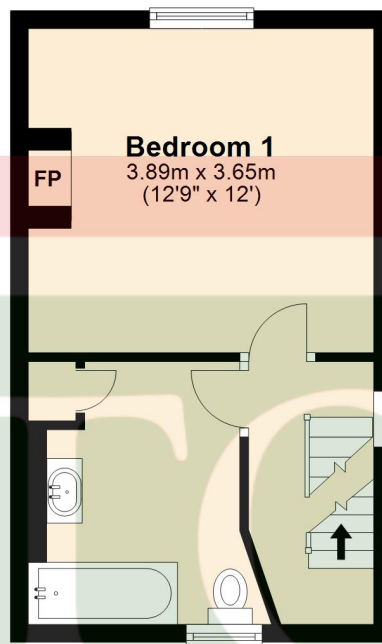
## **VIEWING**

Strictly by appointment with the agent.

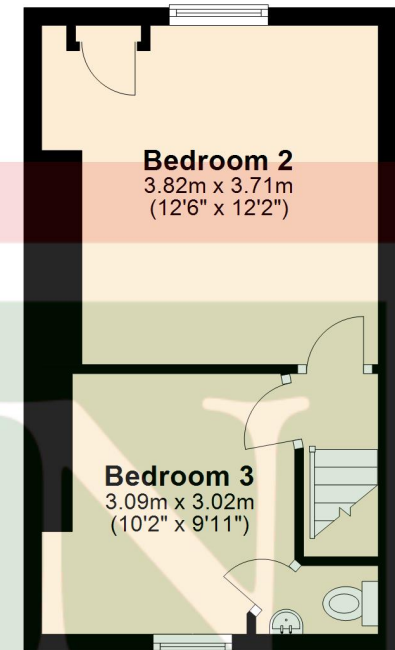




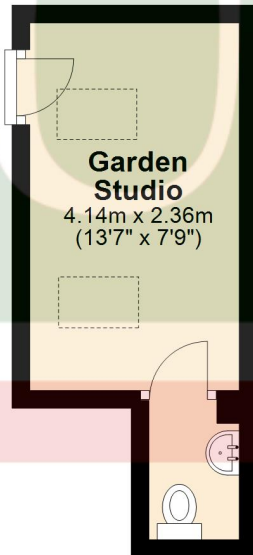
**Ground Floor**  
Approx. 48.6 sq. metres (523.1 sq. feet)



**First Floor**  
Approx. 26.1 sq. metres (281.0 sq. feet)



**Second Floor**  
Approx. 25.7 sq. metres (276.4 sq. feet)



Total area: approx. 100.4 sq. metres (1080.5 sq. feet)



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