



Hollywell Cottage, Docking
Fixed Price £400,000

BELTON DUFFEY



HOLLYWELL COTTAGE, MISSION LANE, DOCKING, NORFOLK, PE31 8NL

A charming detached period cottage with flexible 3/4 bedroom accommodation, gardens and parking, just 4 miles from the coast at Brancaster.

DESCRIPTION

Hollywell Cottage is a charming detached period cottage situated in a tucked away location right in the heart of the popular north Norfolk village of Docking. There is spacious flexible family sized accommodation comprising a kitchen with a separate utility and cloakroom, dining room, sitting room, study and a ground floor bedroom which could instead provide another reception room. Upstairs, a spacious split level landing leads to 3 further bedrooms, a bathroom and shower room.

The property still retains many attractive period features such as exposed ceiling beams, a fireplace in the sitting room housing a wood burning stove, cast iron fireplaces in several of the other rooms and arched display recesses. Further benefits include UPVC double glazed windows and doors in the main and oil-fired central heating.

Outside, there is driveway parking and a beautifully landscaped garden which the cottage wraps around with a useful good sized brick built workshop/store. The former garage has been converted to provide an artist's studio but also lends itself to conversion to other uses, subject to the necessary permissions.

Being only 4 miles from the coast at Brancaster, all of this combines to make Hollywell Cottage an ideal second home with holiday lettings potential or, as its current use, a much loved family home.

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.

ENTRANCE LOBBY

A partly glazed UPVC door leads from the front of the property into the entrance lobby with laminate flooring, door to the ground floor bedroom 4 and an opening to:



DINING ROOM

3.63m x 3.11m (11' 11" x 10' 2")

Open staircase to the first floor landing, period cast iron fireplace, radiator, laminate flooring, 4 arched recesses incorporating cupboards and shelving. Window to the front, door to the sitting room and an archway leading into:

KITCHEN

3.9m x 2.87m (12' 10" x 9' 5")

A range of green painted base and wall units with solid oak block worktops incorporating a white resin one and a half bowl sink with chrome mixer tap, tall pantry style cupboard, wine rack, tiled splashbacks and shelved recesses. Space for a cooker with pull out extractor over, spaces and plumbing for a dishwasher and fridge freezer, laminate flooring, reclaimed shelving, radiator, window to the side overlooking the garden and a partly glazed, obscured glass door leading into:

UTILITY ROOM

5.98m x 1.9m (19' 7" x 6' 3")

A range of blue painted base cupboards with solid oak block worktops with spaces and plumbing for a washing machine and tumble dryer. Radiator, shelved airing cupboard housing the oil-fired boiler, radiator, slate tiled floor. 2 small windows overlooking the garden, doors to the study and cloakroom. Partly glazed UPVC door leading to:

STORM PORCH

Open to the front and leading out to the garden. Small window to 1 side.

CLOAKROOM

Wall mounted wash basin with tiled splashback, WC, radiator, extractor fan, shelved recess and slate tiled floor.

STUDY

4.45m x 1.90m (14' 7" x 6' 3")

Wide window to the side giving plenty of natural light, radiator, slate tiled floor and a partly glazed door to the studio.

SITTING ROOM

3.66m x 3.61m (12' 0" x 11' 10")

Impressive painted brick fireplace housing a wood burning stove on a raised painted tiled hearth with timber mantel over and wide arched recesses to both sides, painted ceiling beams, shelved recess, radiator. Window to the rear overlooking the garden.

GROUND FLOOR BEDROOM 4

3.40m x 2.47m (11' 2" x 8' 1")

Also suitable as a further reception room with a period cast iron fireplace, painted ceiling beams, radiator, shelved recess. Window to the front.



FIRST FLOOR LANDING

Light and airy split level landing with feature archways, shelved airing cupboard housing hot water cylinder, 2 radiators and 2 small windows to the rear and side.

BEDROOM 1

3.42m x 2.61m (11' 3" x 8' 7")

Radiator, shelved recess, loft hatch and a window to the front.

BEDROOM 2

3.72m x 2.51m (12' 2" x 8' 3")

Period cast iron fireplace, radiator and a window to the rear overlooking the garden.

BEDROOM 3

3.72m x 2.27m (12' 2" x 7' 5")

Radiator, shelved recess and a window to the front.

FAMILY BATHROOM

2.97m x 2.29m (9' 9" x 7' 6")

White suite comprising a timber panelled bath, pedestal wash basin and WC. Feature painted brick panel with recess for basin mirror, painted tongue and groove panelling to dado rail height, radiator and extractor fan. Window to the side with obscured glass.

SHOWER ROOM

Tiled shower cubicle with an electric shower, extractor fan.

OUTSIDE

To the front of Hollywell Cottage there is a small gravelled area with space for planters etc and access to the front door with outside light. A gravelled driveway to the rear of the cottage provides parking with space for refuse bin storage, oil storage tank, large timber shed and access to the studio.

The property wraps around the beautifully landscaped cottage gardens, accessed via a side gate onto a gravelled and paved pathway to the side entrance porch with log store. Steps lead up to a gravelled and sandstone paved terrace with space for a table and chairs etc, with raised perimeter borders bounded by sleepers and planted with low shrubs and plants. Mature Indian Bean tree, woven Corten steel fencing and tall hedging to the road.



STUDIO (FORMER GARAGE)

4.59m x 2.74m (15' 1" x 9' 0")

Vaulted ceiling with exposed beams, glazed tiled floor, radiator, power and light. Glazed UPVC door leading outside to the parking area. Please note that the timber double doors to the front have been boarded over on the inside; the Garage is considered suitable for a variety of different uses, subject to the necessary permissions.

WORKSHOP/STORE

6.08m x 1.43m (19' 11" x 4' 8")

Brick built with a pantiled roof, power and light.

DIRECTIONS

From Belton Duffey's office at Wells-next-the-Sea, take the A149 heading west towards Hunstanton. Take the left hand turning B1155 to Burnham Market and follow this road through the centre of Burnham Market and Stanhoe and on into Docking. On entering the village, take the third turning on the left into Mission Lane, just past the duck pond opposite, where you will see Hollywell Cottage in front of you.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

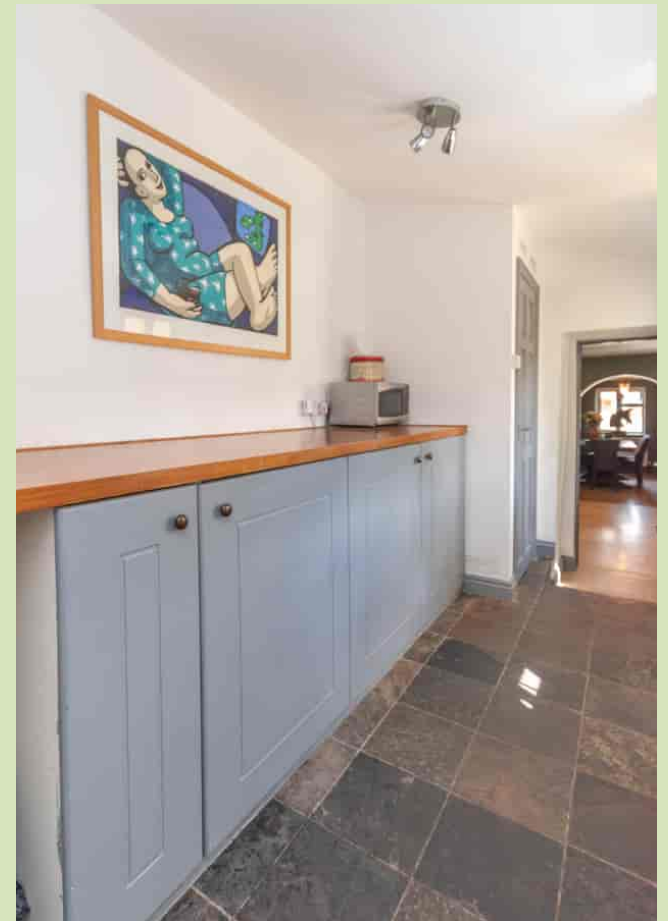
Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band C.

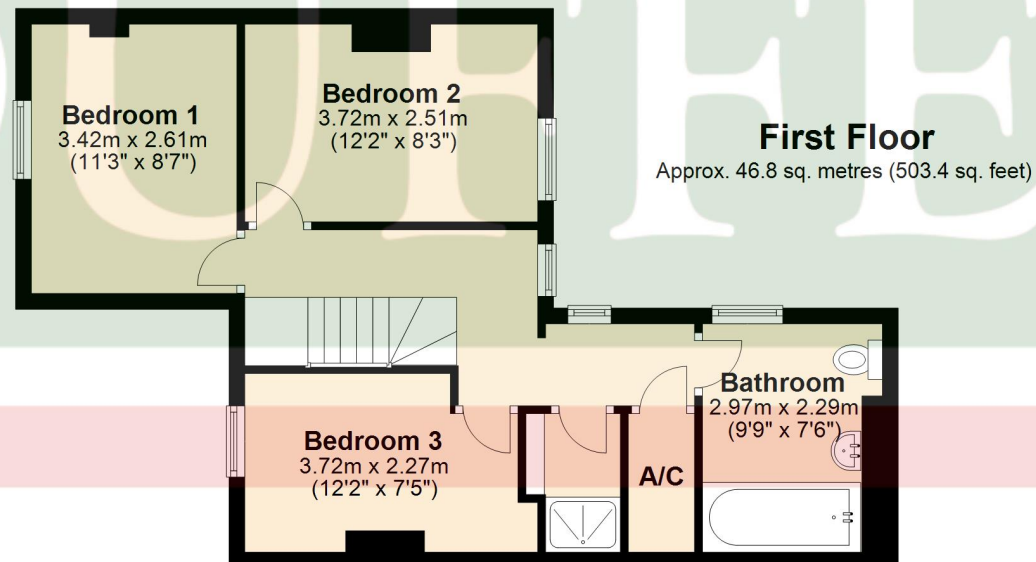
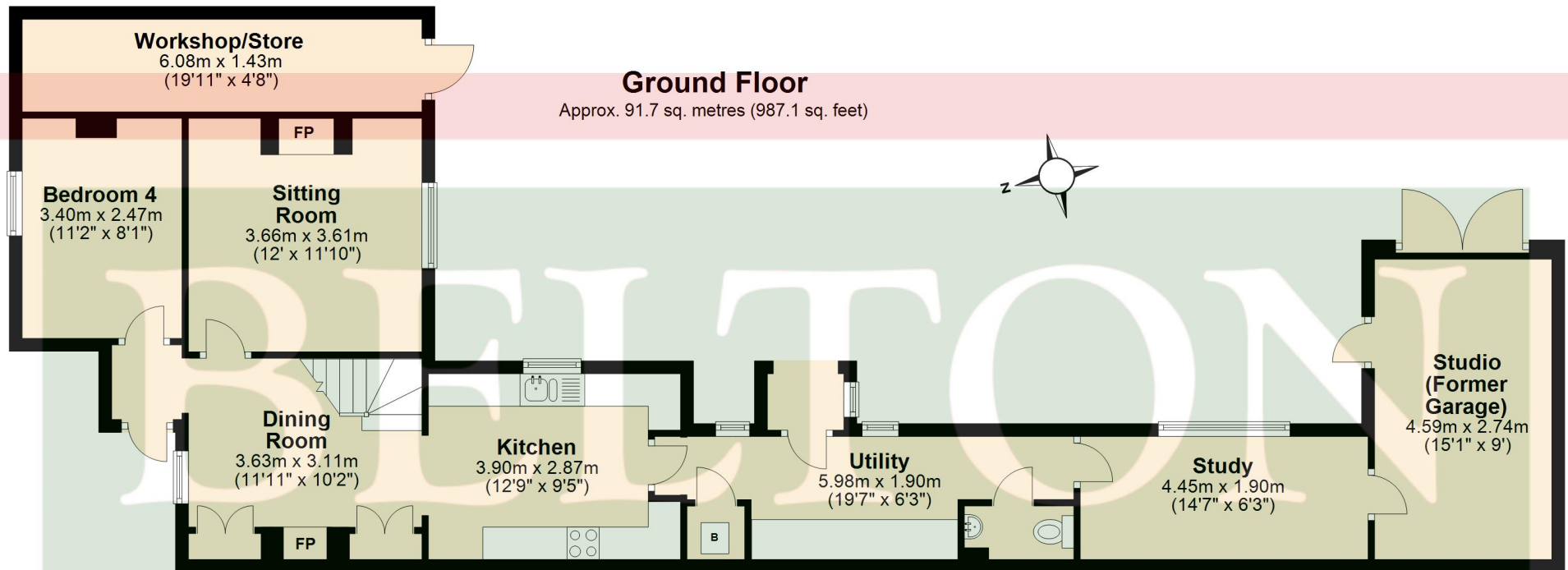
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 138.5 sq. metres (1490.5 sq. feet)



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

