

About Woodbine Cottage

Carr Terrace, High Street, Docking, Kings Lynn, Norfolk PE31 8UA.

Woodbine Cottage is a pretty carrstone cottage situated in a quiet courtyard just off the High Street in Docking. This ancient village is ideally located in the heart of West Norfolk, being just nine miles from Hunstanton and under five miles from the beautiful National Trust beach at Brancaster. There are wonderful walks on the coast and through the countryside, and West Norfolk offers some of the best cycling and bird-watching opportunities in East Anglia.

In the village of Docking there is a Spar shop (open seven days a week), a fishmonger (who also specialises in other local produce), and a fish and chip shop. There are two pubs within walking distance, and we can recommend both the food and the service at the Railway Inn.

Woodbine Cottage has private parking for two vehicles, with a garden and patio to the front and a lawn to the rear. Public transport is extremely limited, and we suggest that guests should have their own transport in order to fully explore and appreciate this lovely area. Secure, dry cycle storage is available at the cottage.

4* Woodbine Cottage is beautifully furnished and fully equipped, and has oil-fired central heating throughout.

The accommodation comprises:

Comfortable Sitting Room



- Cosy beamed sitting room.
- Colour TV with freeview channels, twin tuner VCR, DVD player and hi-fi system.
- Views to front.

Kitchen and Dining Room

- Fully-fitted solid American oak kitchen, with built-in dishwasher, washer-dryer, double oven, fridge and freezer, electric ceramic hob, separate microwave and ample worktops.
- Dining table and chairs.
- Views to front and rear.



Rear Hall leading to Boiler/Drying Room, downstairs cloakroom with WC and hand basin, and rear garden

Upstairs are three spacious bedrooms, bathroom and a separate WC:

NB: To ensure guests' comfort the maximum number of persons we like to accommodate is four, using any combination of the three bedrooms



Bedroom 1:

Double bedroom

Bedroom 2:

For use as either a single or a twin-bedded room



Bedroom 3:

Single bedroom



All bedrooms have ample hanging and drawer space.

Bathroom

- Shower cubicle
- Bath and hand basin, with shaver point.
- Separate WC.



Please Note:

Woodbine Cottage has a fairly steep, narrow staircase: although there is a handrail, the cottage is probably unsuitable for the elderly or infirm.

With regret, no smokers, pets, or children under 12.

Open all year - short breaks subject to availability.



Bookings & Enquiries:

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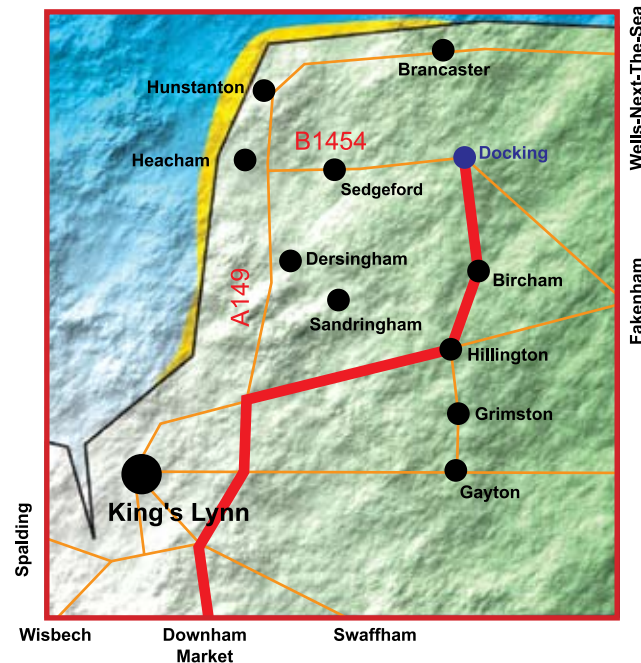
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www.woodbinecottagedocking.co.uk

Directions to Woodbine Cottage:

From Kings Lynn, follow the signs for Cromer and Fakenham (A148). From the roundabout next to Knights Hill Hotel, take the A148 again and continue for just over four miles to Hillington. Continue through Hillington Village, then turn left on to the B1153 signposted Bircham and Docking. Continue on this road for 8.1 miles, when you will reach the crossroads junction in Docking.

Turn right on to the B1454 signposted Fakenham. Continue on this road for 0.4 miles, until you see a single-storey cream and black building on your left. Turn left immediately before this building and Woodbine Cottage is facing you at the end of the courtyard.



Docking, Norfolk



***A home from home in
the heart of
West Norfolk***