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COAST & COUNTRY LIVING



# Finer Details



Spacious Sitting room with woodburner

Modern Kitchen with spectacular views

5 Double bedrooms

Master bedroom with ensuite

Huge annex with glass lift to first floor

Orangery

Large driveway with parking for several cars

2 acres of gardens

Stables

1 bedroom separate guest house in the grounds







Nestled in the heart of the Norfolk Broads in the popular village of Horstead only a short walk into the vibrant village of Coltishall, the location of Toad Cottage will be hard to beat. Situated 8 miles from Norwich and with the beautiful Broadland waterways on your doorstep this is arguably one of the best locations to live offering the owners a fantastic lifestyle.

Toad Cottage is a large traditional period property with a flint facade. It has been extended to provide a large one-bedroom annex which has been designed to be used as part of the existing property or separately having the option of multi-generational families. Beautifully presented and situated in stunning grounds the possibilities are truly endless.

Set back from the road down a long private drive and passing through a 5 bar gate onto an expansive driveway, I realise what a unique property this is with its quiet location and delightful grounds.





Entering Toad Cottage I'm greeted by a welcoming roaring wood burner into a spacious entrance hall with stairs rising to the first floor, off the hallway is a WC which is fitted out with high-quality sanitary ware, then straight through to the large beamed sitting room with dual aspect windows and wooden flooring. The focal point is a brick surround fireplace with a tiled hearth and wooden mantle with a wood burner, the owners tell me what a great room this is for family gatherings with double doors leading out onto the large patio area.







Back into the entrance hall and through to the dining room which flows through nicely to the kitchen. The dining room has wooden floors and a charming flint feature wall which is very in keeping with the rest of the building, through to the kitchen area, the real hub of the home with a traditional AGA and central island with stools perfect to enjoying a casual breakfast whilst enjoying the view from the window.

Next to the kitchen is a large utility room with plenty of storage, walking through further to a room that is currently used as a gym but has the flexibility for multiple uses.





























Leading on from the orangery a door connects to what is known as the annex. This could be used as more main house rooms and accommodation or separately. There is a good sized office with built-in cupboards and on to the large sitting room with windows overlooking the garden. A wood burner with a tiled hearth takes centre stage whilst wood flooring runs underfoot. This room is quite spectacular and flows through to the open-plan kitchen/diner. No expense has been spared in creating a fantastic area to enjoy family meals and socialise. There are double doors leading out to the garden.



A utility room with a door to outside and space for all the white goods you would expect.











From the ground floor, stairs rise to the show-stopping master suite, but that's not all, if you don't want to use the stairs there is a glass lift ready to take you to the next level, it certainly has the feel of a boutique hotel. The lift opens just outside the master bedroom with double doors to enjoy the views of the grounds, this room flows through to a large fitted dressing room and then onto a luxury bathroom with a large double walk-in shower high-quality fittings and a sauna.























The 2-acre grounds are a real feature of this property.

Toad Cottage is all about outdoor living, with its vast patio areas there are so many different spots to sit and enjoy. Whether it be reading a book, catching some sun or outside dining there is a place for it all, including a hot tub which is a great addition and a perfect place to relax and unwind.

Within the grounds and set away from the house is a summer house with views towards the property, walk further around the grounds and you will find an orchard and polytunnel ready for you to grow your veg as well as a stable block. Walking on further you will enjoy your own woodland with plenty of wood to keep the wood burners going over winter.

Within the grounds, you will come across a 1 bedroom guest house perfect for teenagers or to offer guests a stay away from the main house. This could also offer the flexibility of additional rental income.













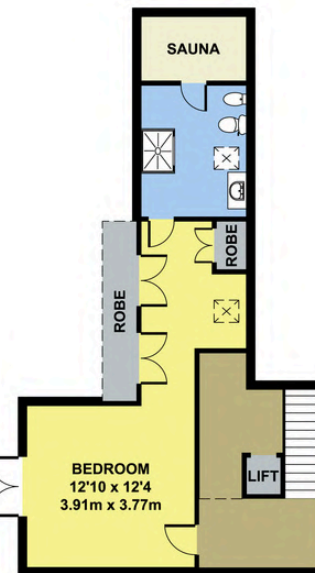
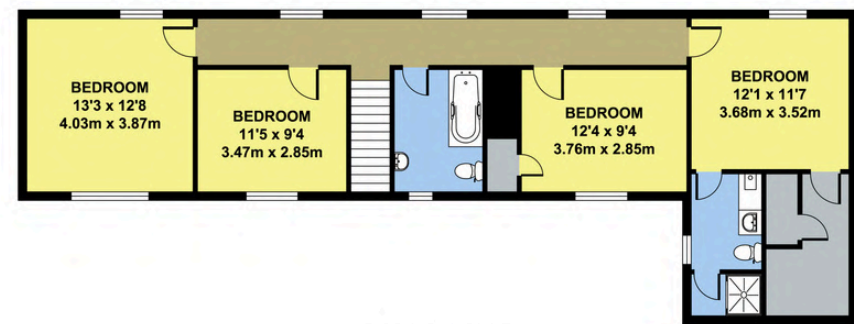








**ANNEXE LOWER FLOOR**



**ANNEXE UPPER FLOOR**



Total approx area:  
397 sq. m  
4273 sq. ft.