



THE STORY OF
Toad Cottage

Hindolveston, Norfolk

SOWERBYS



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Toad Cottage

55 The Street, Hindolveston, Norfolk
NR20 5DA

Well Proportioned Family Home
on Quarter Acre Plot

Desirable Village Location with
Strong Community Feel

Spacious Lounge and Separate
Kitchen Dining Room

Light Filled Conservatory Overlooking the Garden

Four Bedrooms Including Principal with En-Suite

Ground Floor Bathroom and
First Floor Shower Room

Generous Gardens Offering
Excellent Future Potential

Space for Outdoor Dining and Family Recreation

Off Road Parking with Option to Add More

Offered Chain Free with Flexible Accommodation

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Set in the heart of the village of Hindolveston, Toad Cottage offers a wonderful opportunity to acquire a well proportioned family home on a generous quarter acre private plot, available with no onward chain. This appealing property combines flexible living spaces, a thoughtful layout and an enviable position close to both countryside and coast.

The ground floor provides a choice of reception rooms designed for comfortable family living and entertaining. A spacious sitting room offers a welcoming setting for relaxation, while the kitchen and dining area create a practical and sociable hub for everyday life. The adjoining conservatory enjoys lovely views of the rear garden, allowing the home to connect naturally with the outdoors. A ground floor bathroom adds further convenience, ideal for visiting guests or multigenerational living.

Upstairs, there are four well proportioned bedrooms, including a principal bedroom with en suite facilities. A separate shower room serves the remaining bedrooms, ensuring ample provision for family life.

Outside, the property enjoys extensive private gardens that offer excellent potential for landscaping, outdoor dining and recreation. The size and layout of the plot provide opportunities for future extensions, subject to the necessary consents. Off road parking can be arranged, with space to create additional parking if required.

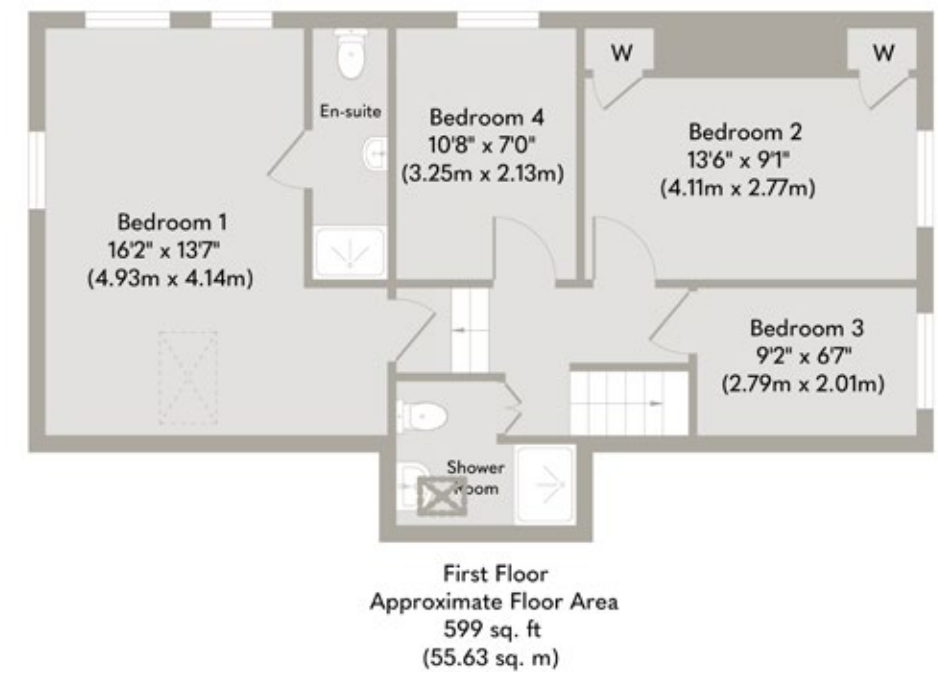
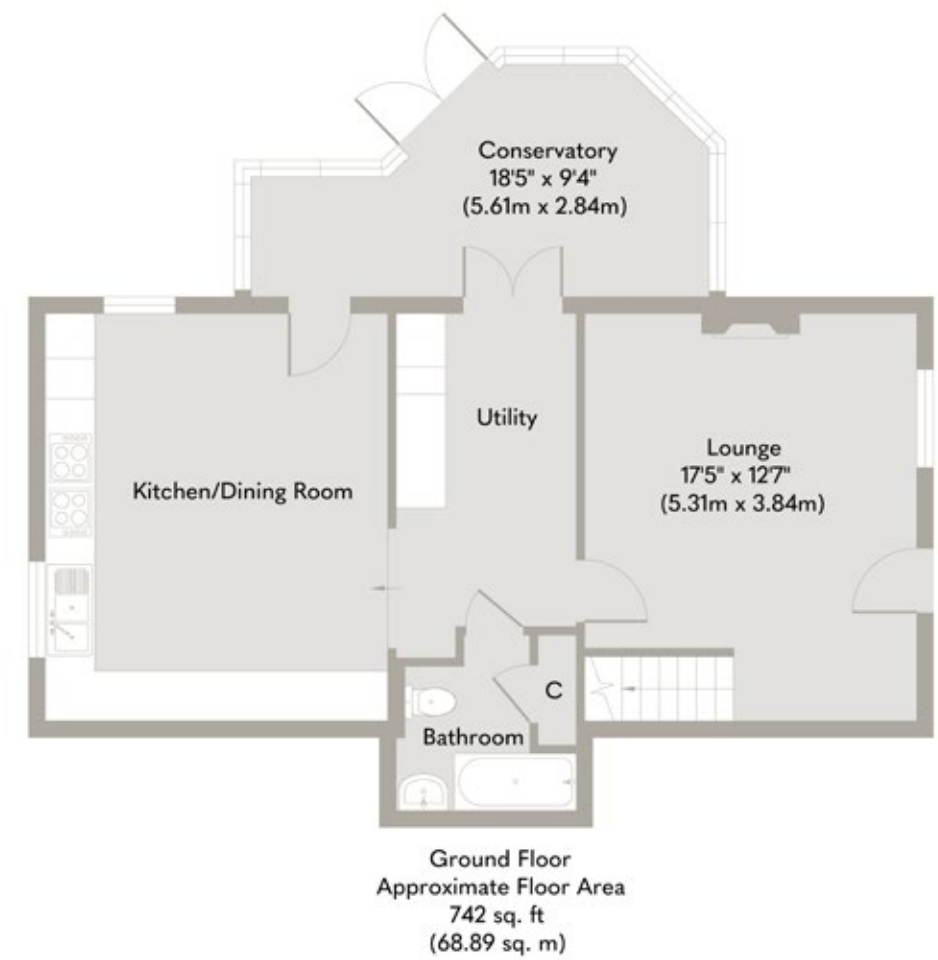
Hindolveston is a friendly and well connected North Norfolk village, within easy reach of Holt, Fakenham and the stunning coastline. Toad Cottage presents a rare chance to secure a versatile home in a picturesque rural setting with space, privacy and excellent potential.





Multiple reception rooms
create flexible areas for
relaxation, entertaining
and family time.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hindolveston

A STRONG SENSE OF COMMUNITY
AND A FINE MARKET TOWN

A small friendly village in the heart of Norfolk with a close knit community. The village hall is a hive of activity, hosting many clubs and crafts, as well as bowls and a Friday night bar. Cinema nights are held through the winter months, and there's also a farm shop within the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire. The church of St George the Martyr was built in 1932 after the original church fell down in 1892.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.



Note from Sowerbys



“Combining comfort, character and privacy, this home captures the essence of relaxed countryside living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 0390-2539-7560-2595-3185

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///swimsuits.decide.crawled

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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