



## TOAD COTTAGE

46 Warham Road, Binham,  
Fakenham, Norfolk, NR21 0DQ







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- Sought After Village Location
- Immaculately Presented with Stunning Views
- Cottage Style Brick and Flint
- Contemporary Living Space
- Beautifully Appointed Kitchen/Family Room Includes Oil Fired 'Aga'
- Sociable Square Style Sitting Room
- Fifth Bedroom/Study to Ground Floor
- Principal Bedroom Suite and En-Suite to Second Bedroom
- Family Bathroom Serves Two Further Bedrooms
- Garage and Gated Driveway Parking

Wells-next-the-Sea Office

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'Toad Cottage' is simply delightful and should be viewed to fully appreciate its flexibility, immaculate presentation and its stunning location in the pretty north Norfolk village of Binham, renowned for the impressive monastic ruins of Binham Priory. The village is popular with holidaymakers, but also retains a beating heart with its community. Wells-next-the Sea is close by, as are Stiffkey and Blakeney.

Step inside the welcoming reception hall of Toad Cottage, which in turn gives access to all of the ground floor rooms. The kitchen is delightfully situated to take advantage of the amazing views across the open countryside, taking in the grazing cows and the ever changing tapestry of the fields beyond. It is an excellent room for entertaining and performs as the hub of the property. There is a wealth of storage to the painted wall, base and drawer units; the island and the 'Aga' dominate the kitchen space, whilst there is more space to the rear of this room to take in the views.

The sitting room is dual aspect and whilst it is light and airy, the fireplace housing the wood burning stove makes for a cosy feel on those chilly nights. The sociability of this room is made even better with its French style doors opening onto the patio area. The ground floor study provides a generous space for those buyers working from home, but it could easily be used as a fifth bedroom.

On to the generous size landing on the first floor, where the principal bedroom suite comprises a beautiful space taking in the views, built-in wardrobes and a modernised en-suite shower room. The second bedroom is also complemented by its modernised en-suite shower room and built-in storage. The further two bedrooms, one of which has a range of built in storage, are both served by the modernised family bathroom.

The outside space is beautifully landscaped and beyond the gated drive leading to the garage, is a private, well stocked, mature garden that takes advantage of the sun with its two levels, that include lawned areas and patios. Attached to the garage is a generous size shed and log store. There is also a pretty, two storey, 'Wendy House' attached to an open cart shed, for outside entertaining.

The property is offered for sale with no upward chain and early viewing is highly recommended.























## LOCATION

Binham is a village ideal as a base for exploring the North Norfolk Coast. It has a magnificent late 11th century Benedictine Priory, partially ruined by Henry VIII during the Reformation. It has, as you would expect, its own ghost, The Black Monk. The village has its own shop, garage and pub. The Georgian market town of Holt is about 7 miles to the east with a wide range of shops - including many a designer boutique - and Gresham's School. It's 23 miles from Norwich with direct rail links to London Liverpool Street -1 hour 50mins. Norwich airport is perfect as an intercontinental gateway with regular flights to Schiphol Airport in Amsterdam.

## SERVICES CONNECTED

Mains water, electricity, drainage and oil-fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

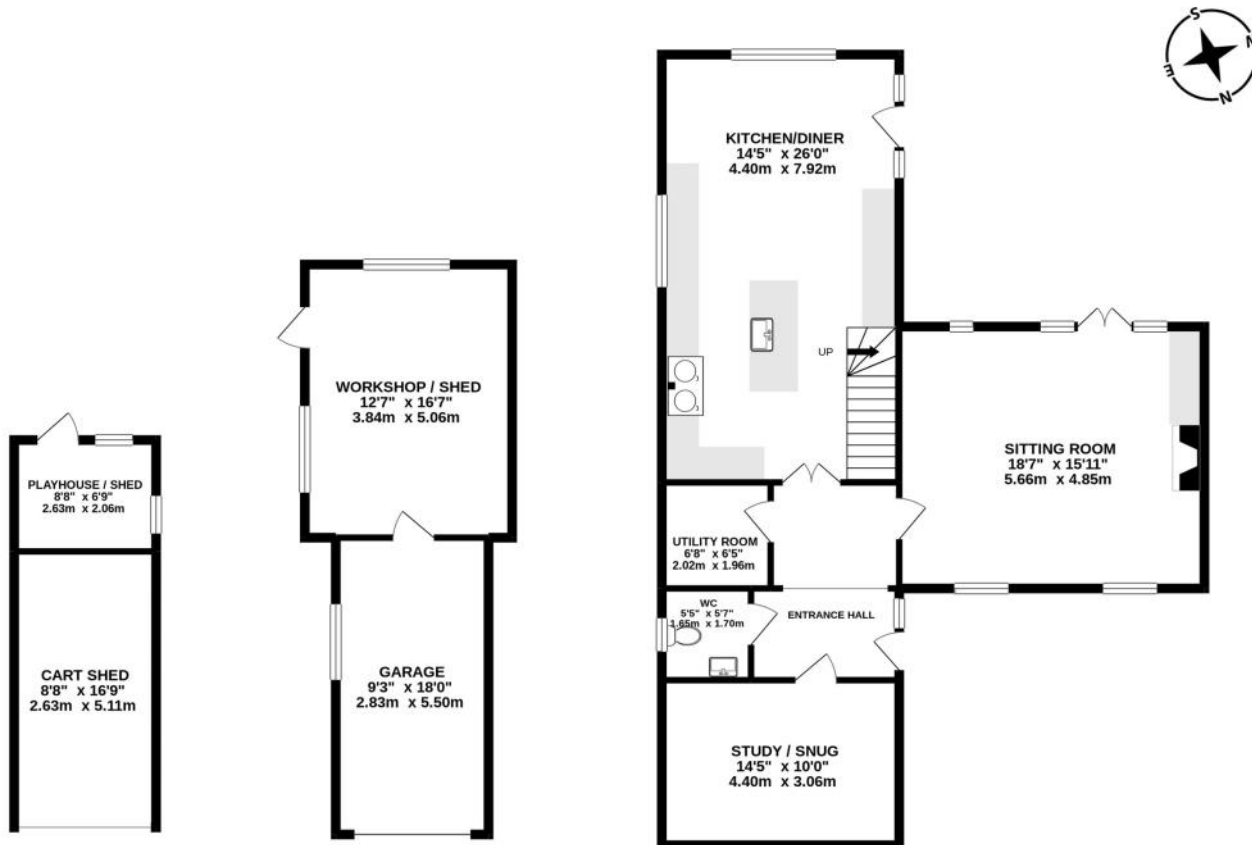
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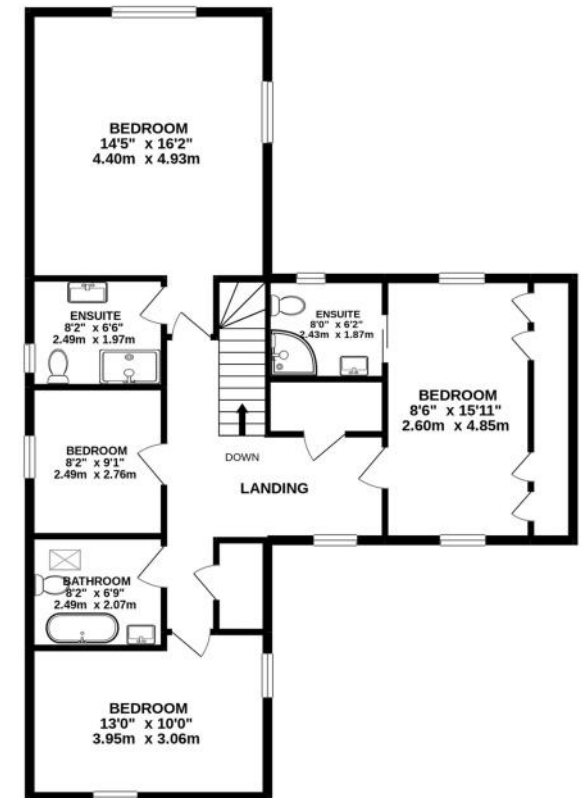
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**GROUND FLOOR**  
1563 sq.ft. (145.2 sq.m.) approx.



**1ST FLOOR**  
984 sq.ft. (91.4 sq.m.) approx.

**TOTAL FLOOR AREA : 2547 sq.ft. (236.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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