



THE STORY OF

# Toho Barn

*Brandiston, Norfolk*

SOWERBYS

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# Toho Barn

Brandiston, Norfolk  
NR10 4PJ

Superb Contemporary Conversion

Abundance of Natural Light

Statement Glass Staircase

Incredible High End Kitchen

Four Excellent Bedrooms

Four Luxurious En-Suites

Over 5,000 Sq. Ft. of Accommodation

Beautifully Landscaped Grounds

Well-Appointed Modern Studio Available  
by Separate Negotiation

In a Plot of Approximately 1 Acre (STMS)

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“We love to sit on the balcony and watch the amazing sunsets...”

This truly stunning, contemporary conversion really does have a show stopping interior. With accommodation extending to just over 5,000 square feet, there is plenty of space to explore, whilst taking in the incredible attention to detail. Clever use of lighting, glazing - which really does bring the outdoors in, and high-end boutique bathrooms all add to the sense of luxury.

As you enter Toho Barn, there is an instant wow factor. The modern central staircase is a true statement and sets the scene, cleverly suggesting different areas within the huge open-plan space. The kitchen has clean lines and a modern

finish, skilfully crafted like a piece of handbuilt furniture. It's a beautiful place to cook and entertain. To the opposite side of the barn, the spacious sitting room has an almost zen feel to it. Nestled between the two areas, and underneath the striking staircase, is a wonderful Danish wood-burning stove, which creates a stunning focal point.

To the front, and beyond the reception space, a well-appointed study provides a tranquil atmosphere, whilst a well-equipped boot room, a utility room and a cloakroom fulfil the practical needs of any household.





Glide up the modern, glazed staircase to the first floor landing, where the high level of finish continues. The landing is flooded with natural light, and is complemented by the glass panelled balustrading. Step out onto the covered balcony to take in views over the landscaped garden.

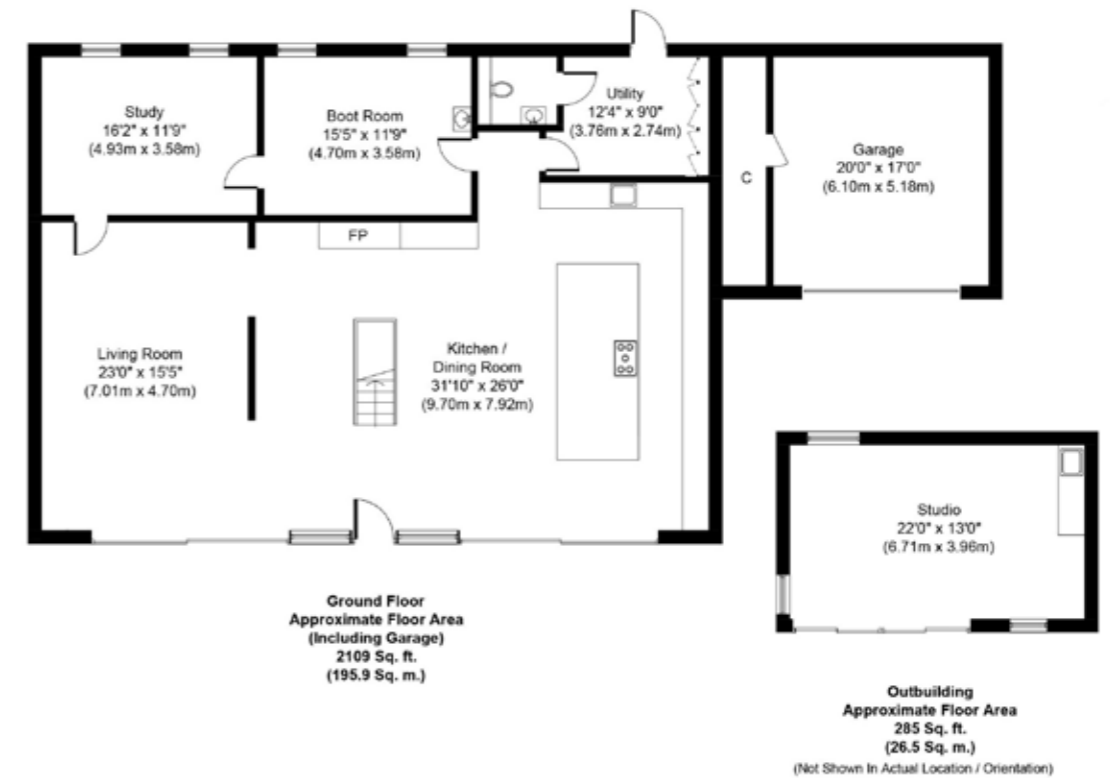
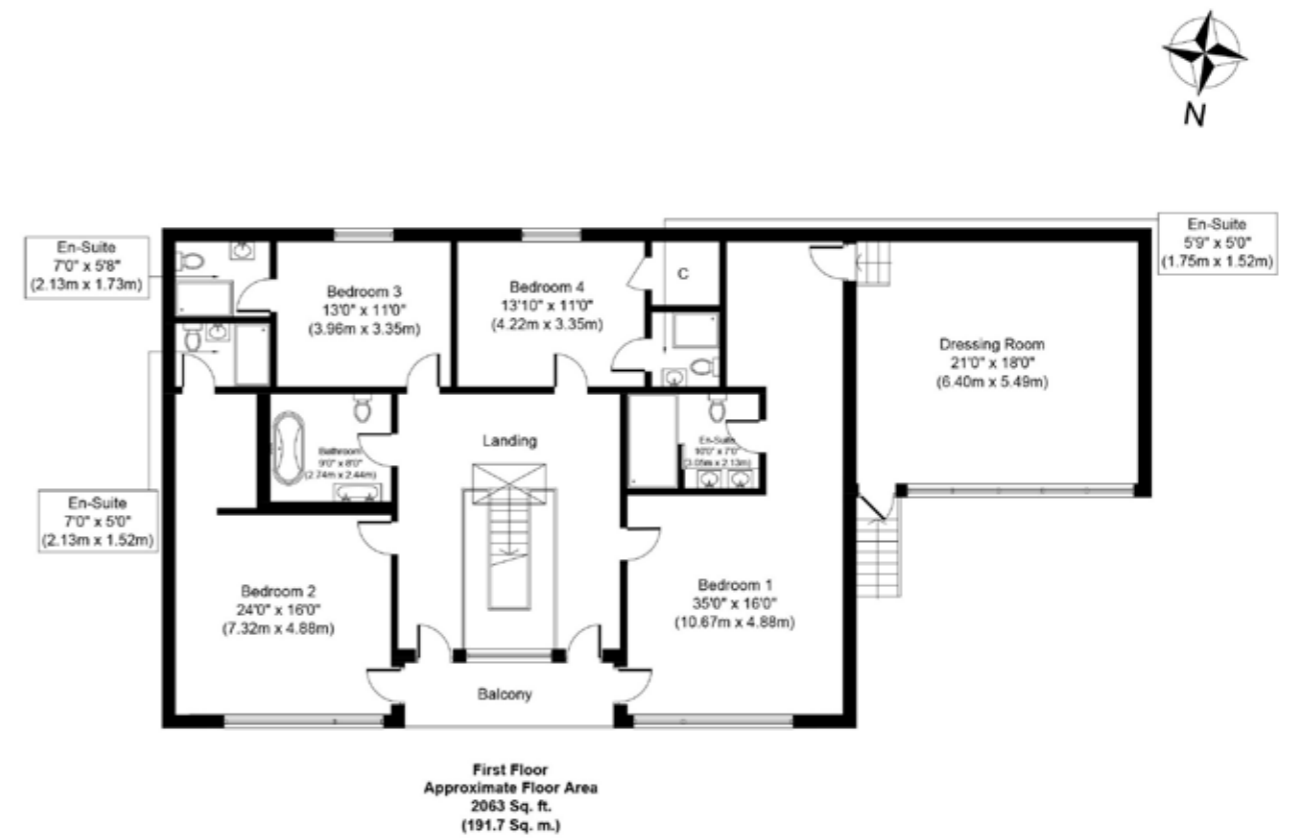
The principal bedroom suite has the feel of a luxurious boutique hotel, with its indulgent en-suite, and light-filled dressing room, which even has space for a sofa so you can relax while deciding what to wear. Three further en-suite bedrooms are all generously proportioned, enjoying the same high standard of finish.



Modern electric gates provide security and privacy to Toho Barn. A meandering drive leads to the parking area and access to the undercroft garaging.

The current owners have given a great deal of time and thought to planning the garden. This has resulted in a wonderful vista from the house and a great place to enjoy. With raised planters, the expansive terrace is perfect for entertaining, and a quirky sunken firepit completes the experience. Sweeping lawns, specimen trees and fine views set the scene perfectly. Available by separate negotiation, the well-placed garden room complements the green space with its cedar cladding, and makes the perfect place to work from, use as a hobbies room or simply relax. In total the grounds extend to approximately one acre (STMS).

A peaceful location and a fastidious attention to detail, both inside and out, ensure that Toho Barn offers the epitome of tranquil living.



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.

ALL THE REASONS



# Brandiston

IN NORFOLK  
IS THE PLACE TO CALL HOME



Called Brantestuna in the Domes Day book, Brandiston is a tiny but pretty village close to the market town of Reepham, within easy commuting distance of Norwich and only a few miles from the beautiful north Norfolk coast. Located in a rural position, close to Marriotts Way, a trail of former railway trackbed, Brandiston is ideally situated for walking and cycling. The north Norfolk coast is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.

The award-winning Ratcatchers public house at Cawston is less than a mile away. There is a local shop in Cawston and a full range of shops, schools and services in Reepham, where pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings. Reepham has held its 'market town'

status since 1277, continuing to hold a market in the square every Wednesday. The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts. According to legend the town once had three churches, built by three sisters - as depicted on the town sign - although the remains of only one are present today and St Mary's is the single parish church.

The market town of Aylsham is a short drive away, and offers a wide selection of amenities, and the nearby Georgian town of Holt enjoys a wide variety of shops, restaurants, galleries and individual boutiques, as well as the highly regarded Gresham's School. The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.



Note from the Vendor



The large glazed panes open to bring the garden into the home.

“Indoor/outdoor living has suited our lifestyle perfectly.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Air source heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 0576-3725-9170-2699-4891

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

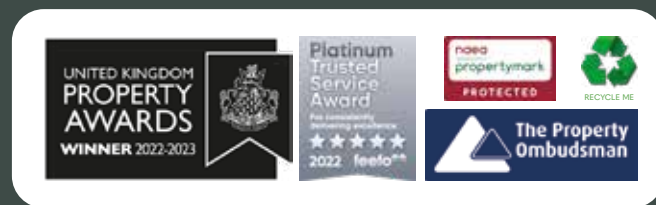
Freehold.

LOCATION

What3words: ///spare.kilt.whoever

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# SOWERBYS



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