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EXCELLENT
SALES

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Toads Green Farm, Yarmouth Road, Smallburgh, Norfolk, NR12 9LX

Toads Green Farm is a detached property offered with no onward chain, set within an impressive plot approaching five acres, presenting excellent potential for smallholding or lifestyle ventures. The site includes substantial barns extending to approximately 4,500 square feet, with good access suitable for large vehicles, ideal for agricultural, storage, or business use (subject to any necessary consents).

The property also benefits from a former campsite, which previously operated as a successful venture. Facilities include electric hook-up points and a shower unit, along with a large adjoining room to the rear of the barns that historically served as a communal social space for campers. With its generous land, extensive outbuildings, and established infrastructure, Toads Green Farm offers a rare opportunity for those seeking space, versatility, and income-generating potential.

Located on the outskirts of the highly sought-after North Norfolk village of Smallburgh, the property enjoys convenient access to scenic countryside walks and local amenities via nearby footpaths. The village, set close to the tranquil River Ant, is home to the historic Church of St Peter and The Crown public house, while further restaurants, shops, and everyday services can be found at Wayford Bridge and in the nearby market towns of Stalham, Wroxham, and North Walsham.





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- NO CHAIN
- DETACHED
- THREE BEDROOMS

- DEVELOPMENT POTENTIAL
- DETACHED SHOWER BLOCK
- AMPLE OFF-ROAD PARKING

- PRIVATE GARDEN WITH POND
- EXISTING CAMPSITE BUSINESS
- APPROX 4.500 SQ FEET OF OUTBUILDINGS

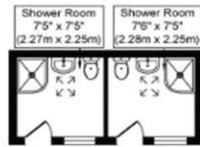
The accommodation offers generous and versatile living space, including two reception rooms comprising a comfortable family lounge and a bright conservatory. A well-proportioned kitchen/dining room is complemented by a separate utility room, cloakroom, and porch. Upstairs, there are three bedrooms and a family bathroom, providing ample space for modern family living.

Toads Green Farm is ideally positioned for both relaxation and recreation, situated less than seven miles from Wroxham, widely regarded as the capital of the Norfolk Broads, where boat hire offers the opportunity to explore miles of peaceful waterways. The stunning North Norfolk coastline is also within easy reach, including the renowned beaches at Holkham, Sheringham, Waxham, and Horsey, creating a perfect balance of coast and countryside living.





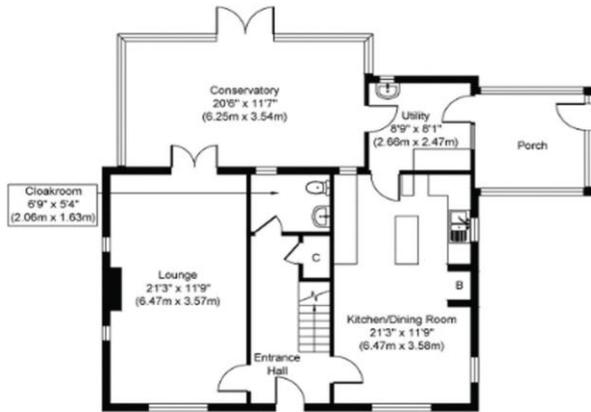
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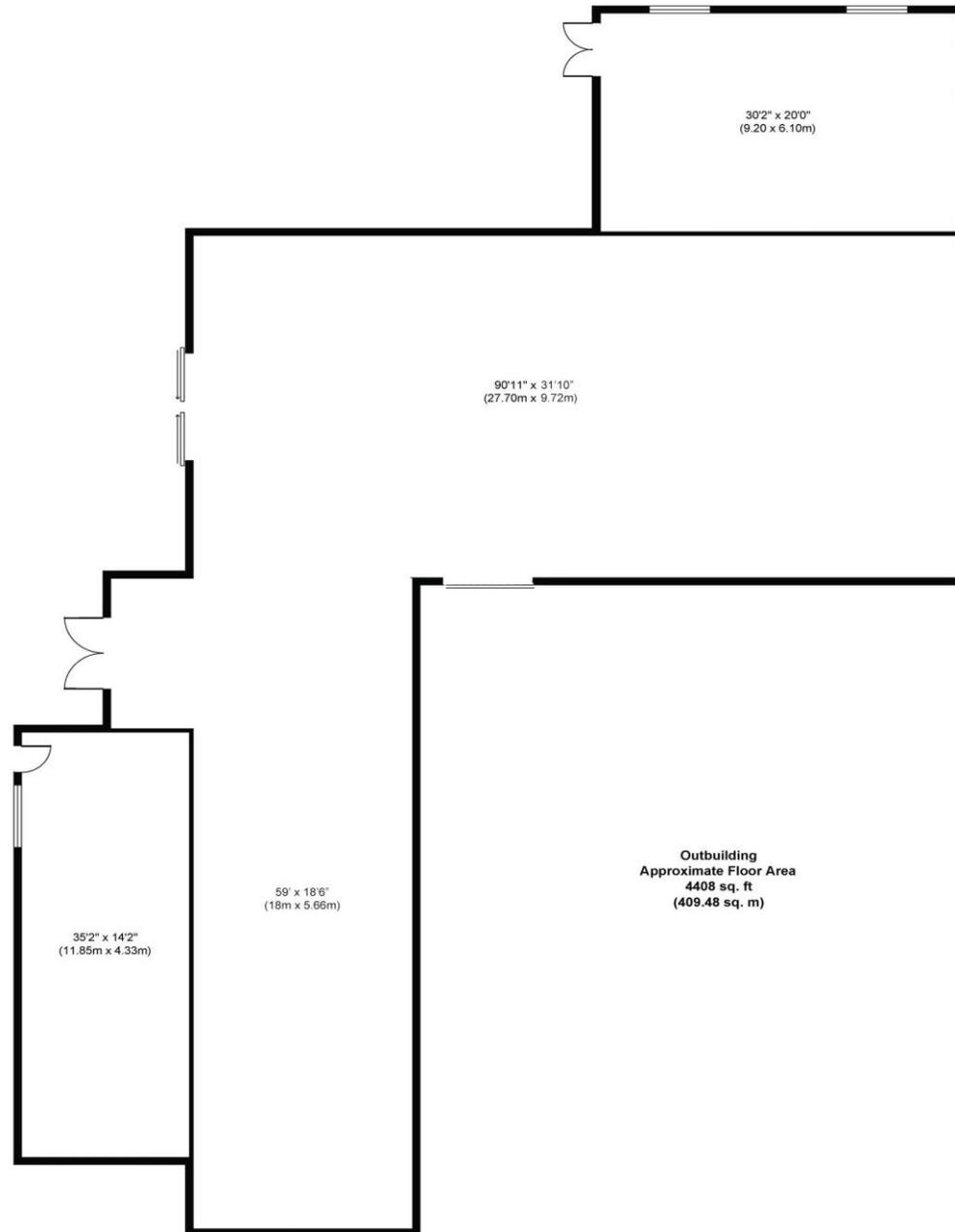
Shower Block
Approximate Floor Area
113 sq. ft
(10.46 sq. m)



First Floor
Approximate Floor Area
656 sq. ft
(60.88 sq. m)



Ground Floor
Approximate Floor Area
1061 sq. ft
(98.61 sq. m)



Outbuilding
Approximate Floor Area
4408 sq. ft
(409.48 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk

01603 782 782

