# Toad Hall Estate For Sale
## British Virgin Islands, Virgin Gorda, Spring Bay

**5,292,687 €**

### QUICK SPEC

| | |
|---|---|
| Year of Construction | POA |
| Bedrooms | 3 |
| Half Bathrooms | |
| Full Bathrooms | 4 |
| Total Surface approx | POA m2 - POA Sqf.Ft |
| Plot Surface approx | 20,234 m2 - 217,800 Sqf.Ft. |
| Parking | |
| Property Type | Single Family Home |

### TECHNICAL SPECIFICATIONS

An extraordinary property built between the mysterious boulders which comprise Spring Bay National Park, commonly known as The Bath's on Virgin Gorda. Toad Hall Estate is graced with international character and charm, and currently operates as a popular, secluded vacation rental. It is conveniently located ten minutes from the main ferry dock in Spanish Town, yet the estate is tucked away down a private driveway with its own parking area, allowing guests to escape the commercialisation of Virgin Gorda.

Toad Hall Estate is more than just an investment opportunity for deluxe rental accommodations; it is also a possible business venture for entrepreneurs looking to expand upon an existing vacation villa. Additionally, it's an ideal residential home for families looking to stay in the beautiful Virgin Gorda at their own private retreat.

The equity was designed to allow guests their privacy inside personal pavilions, with the option of congregating together outside in the shared spaces, just steps away from their bedroom doors. The kitchen and living areas are open plan, sheltered by sloping wooden covers inspired by traditional Japanese architecture

### PROPERTY FEATURES

BEDROOMS
- Total Bedrooms - 3
- Master Bedrooms - 3
- Suite - 3

BATHROOMS
- Total Bathrooms - 4
- Full Bathrooms - 3
- Half Bathrooms - 1

OTHER ROOMS

- Three enclosed bed/bathroom pavilions
- Smaller studio pavilion
- Each feature a unique outdoor shower, which have been built between the large boulders, and fenced in for necessary privacy.
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HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Central Furnace

INTERIOR FEATURES

- Inside personal pavilions
- Kitchen and living areas are open plan, sheltered by sloping wooden covers inspired by traditional Japanese architecture
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EXTERIOR AND LOT FEATURES

- Built between the mysterious boulders which comprise Spring Bay National Park
- Private walkway to The Baths
- Ten minutes from the main ferry dock in Spanish Town
- Private driveway and parking
- Pool set amidst the famous boulders

POOL AND SPA

- Pool set amidst the famous boulders, along wooden footpaths leading directly from the sanctuary to the calm, sparkling waters which encompass the iconic boulders.

LAND INFO

- Lot Size: 20,234 m2 - 217,800 Sqf.Ft.

GARAGE AND PARKING

- Garage Spaces: Gated
- Parking Spaces: 2

SCHOOL INFORMATION

Education iin the British Virgin Islands is compulsory for children from the age of 5 til 17, the education system is still based on the British system:

- Cedar International School
- Montessori and International Baccalaureate World School
- Antilles School

AMENITIES AND COMMUNITY FEATURES

- Private walkway to The Baths
- Private driveway and parking
- Pool set amidst the famous boulders
- Fully furnished

Building and Construction

- Living: POA m2 - POA Sqf.Ft..
- Year Built: POA
- Flooring: Parquet floors
- Levels or Stories: 2
- Structure Type: Caribbean-style
- House Style: Eco Friendly Estate

## OTHERS

- Ocean View
- Mountain views
- Waterfront
- Bay View

## ABAUT THE AREA

The history of the British Virgin Islands (BVI) is the stuff of epic tales. Norman Island, at the southern tip of the chain, is said to be the setting for Robert Louis Stevenson's "Treasure Island." Nearby caves once hid riches plundered by pirates. The ocean floor is a graveyard for sunken ships.The sheltered waters of the BVI's Sir Francis Drake Channel attract wind-chasing yachters, and the exotic marine world draws divers from all corners of the globe.
More than 60 islands and cays make up the BVI. Less than a third are inhabited and those that are have managed to avoid the kind of overdevelopment seen in some parts of the Caribbean. BVIslanders, as the locals are called, are protective of their resources, and it shows in the pristine beaches, sapphire waters and palm-treed skyline. There are no high rises or casinos.

Tortola is the largest and the most populated island in the chain--which isn't saying much in a territory with a total population of fewer than 30,000. Across the Channel lies Virgin Gorda, a secluded destination of yacht clubs and exclusive resorts ideal for those who value privacy. One of the BVI's most famous sites is here: The Baths, a geological wonder of granite boulders that forms pools, grottos and swim-through caves. More adventurous types head to get-away-from-it islands like Jost Van Dyke, Great Camanoe and Anegada, which is the only coral island in the BVI's volcanic chain. Divers love it here. The Caribbean's largest barrier reef surrounds it, which explains old shipwrecks on the sea floor. It's a virtual amusement park for underwater explorations.
The architecture of the BVI is in keeping with traditional Caribbean style. Residences are typically concrete construction with wide verandas, high ceilings and bright colors. The incorporation of pergolas, lush landscaping and local stone and woods softens the hard edges of the concrete. The choicest homes accentuate a sense of place. "If a home has a Caribbean Sea view with a vanishing-edge pool, everything else is forgiven,"