



THE STORY OF

Cherry Tree Barn

Salle, Norfolk

SOWERBYS

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Cherry Tree Barn

Salle, Norfolk
NR10 4SF

An Extremely Rare Opportunity

Norfolk Barn with Residential Planning Consent

Planning Ref: 20202200 - Broadland District Council

Idyllic Rural Setting

0.75 Acres (stms) of Grounds With Additional 0.95
Acres (stms) Available by Separate Negotiation

5,500 sq. ft. of Proposed Accommodation

Extensive Living Space and Six Bedroom Options

Magnificent Open-Plan Living Areas

Close to Reepham and Aylsham

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“an idyllic, rural setting in arguably one of the prettiest and most unspoilt pockets of Norfolk countryside...”

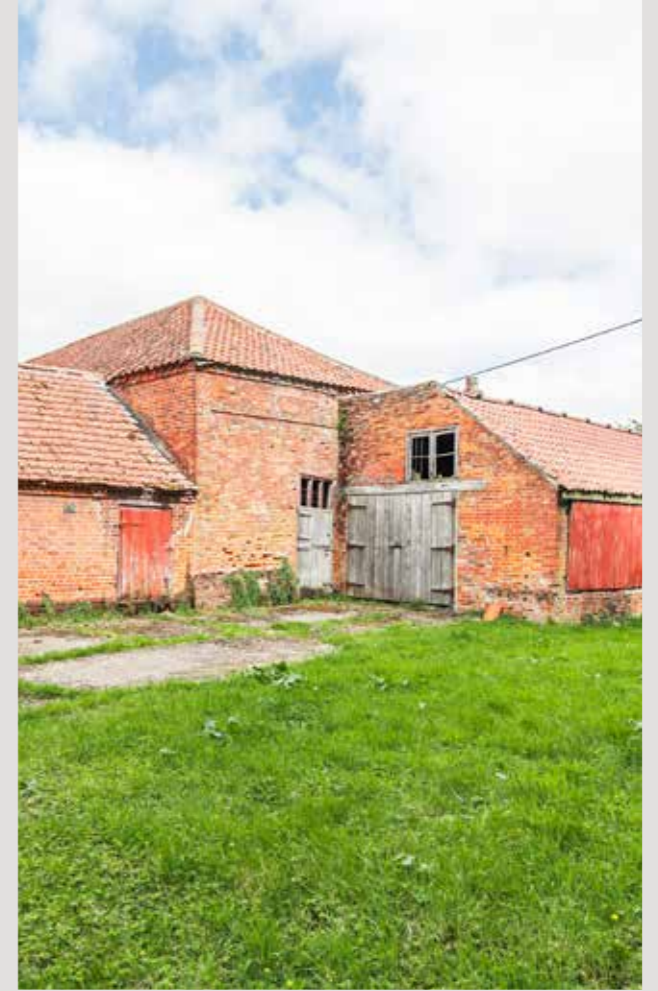
A majestic and substantial rural barn which is ready for conversion, with full planning consent in place to create a distinguished home set in glorious grounds of around 0.75 acres (stms), with an additional 0.95 acres (stms) available by separate negotiation. The barn commands a blessed location in the heart of the historic Salle Estate.

‘Cherry Tree Barn’ in Salle presents a unique and increasingly rare opportunity to create a wonderful, bespoke home of around 5,500sq ft. within the majestic structure of a traditional Norfolk barn.

Presented to the open market with residential planning consent (Ref: 20202200 - Broadland District Council)

for a substantial, single home of great merit, this extremely rare opportunity will see the creation of a spectacular country home that embraces all of the architectural features and theatre that only a barn can provide.

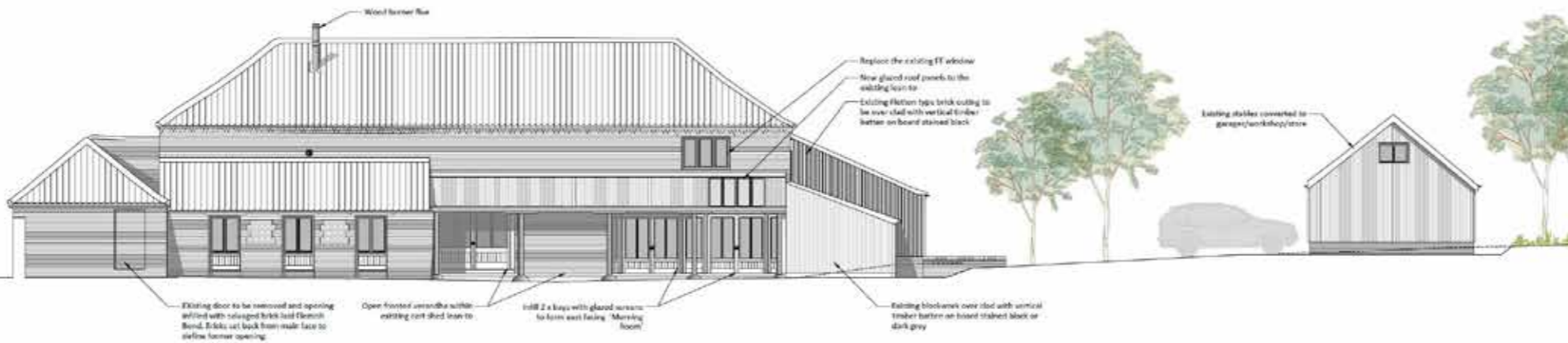
Nestled within the Salle Estate, where property rarely comes to the open market, the barn commands an idyllic, rural setting in arguably one of the prettiest and most unspoilt pockets of Norfolk countryside. Whilst blessed with a picturesque setting, the barn benefits from easy access to the nearby market towns of Reepham, Aylsham and Holt. Access to the city of Norwich and the heritage coastline are less than 30 minutes away by car.



PROPOSED NORTH ELEVATION



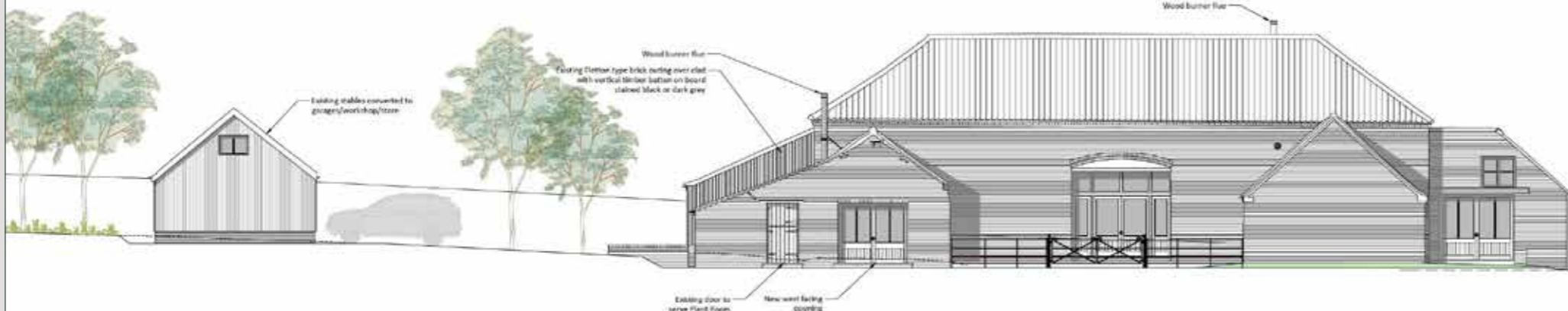
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



The barn is accessed off a quiet country lane via a private access, and enjoys a high degree of privacy and seclusion within its established grounds. It is surrounded by glorious open countryside and the meticulously managed Salle Estate.

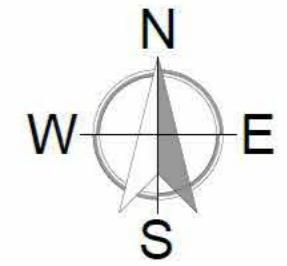
The proposed scheme will see the creation of a very special home set over two floors and extending to around 5,500sq ft. As one would expect of a barn of this magnitude the accommodation will be on a grand scale, with double height ceilings, open plan living areas and no less than six bedroom options. A central living area will dominate the barn with exceptionally high vaulted and beamed ceilings and will have access onto two separate courtyard areas, as will many of the bedrooms.

A first floor mezzanine level will provide further reception options and one of the bedroom areas. The barn will be supported and served by extensive areas to include a boot room, cloaks area, significant pantry, utility room and plant/store room.

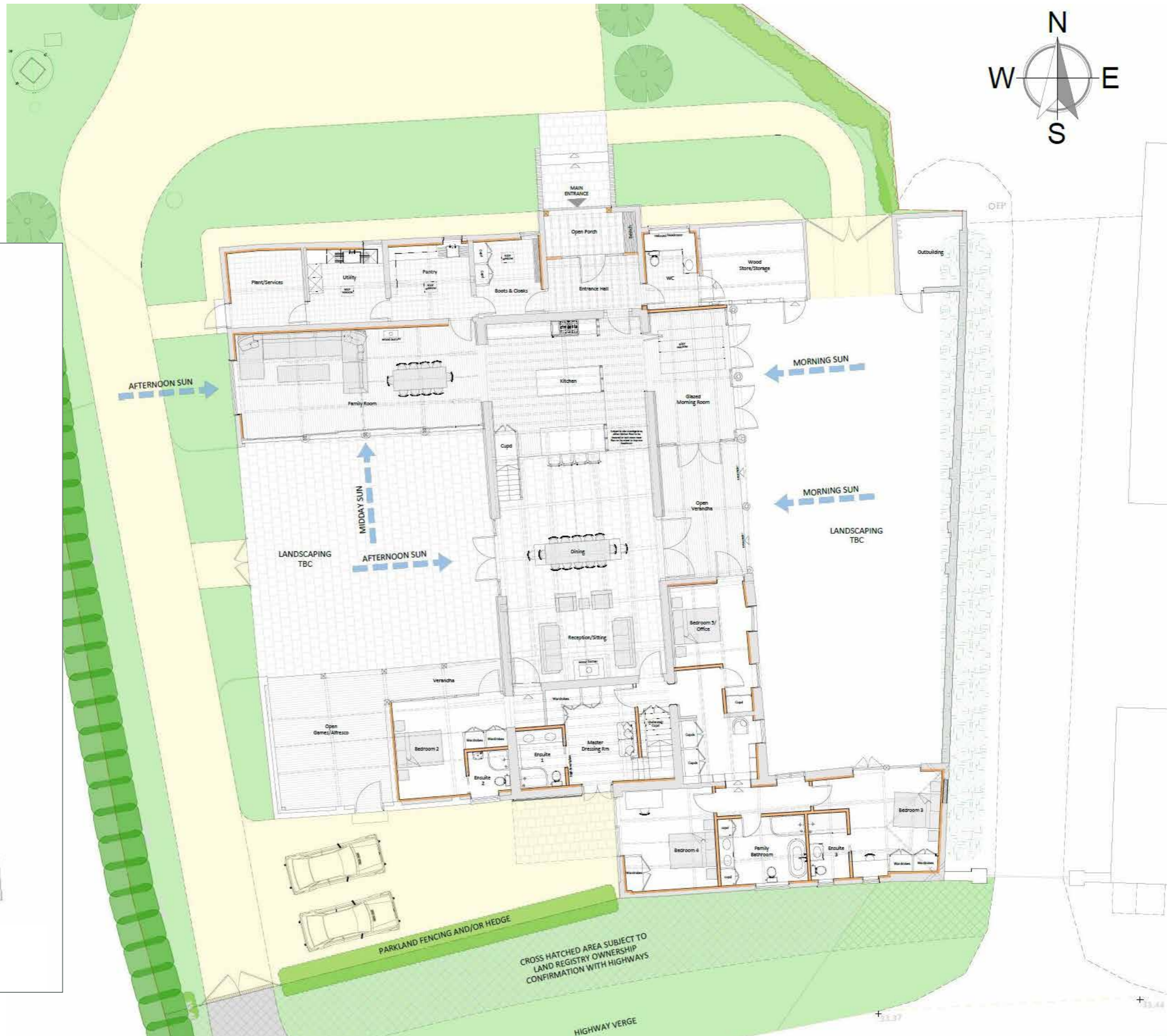
The landscape plan will see the creation of a formal gated entrance, extensive secure parking, plus garaging and storage within a detached stable conversion.

The barn will enjoy two enclosed courtyard areas plus formal gardens.

Further information including detailed plans and relevant planning documentation is available on request from our Holt office.



PROPOSED FIRST FLOOR PLAN



PROPOSED SITE/GROUND FLOOR PLAN

ALL THE REASONS



Salle

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village in Broadland, Salle is a charming and unspoilt haven, with much of the village and surrounding land being owned by the neighbouring Salle Park Estate. An idyllic and tranquil setting, it's just 1.5 miles from Reepham and around 12 miles from Norwich.

Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in Reepham, which has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday. There's a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

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.

Located in a rural position close to Marriotts Way, a trail of former railway trackbed, the area is ideally situated for walking and cycling. The north Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.



Note from Sowerbys



“this spectacular country home will embrace all of the architectural features and theatre that only a barn can provide”

SOWERBYS



SERVICES CONNECTED

Mains electricity.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property.

TENURE

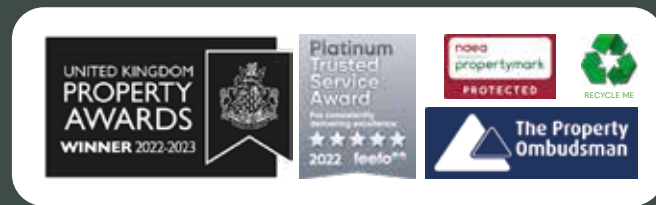
Freehold.

LOCATION

What3words: ///many.toasters.locate

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