



Greystones, Salhouse

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Independent Estate Agents
Pointens





**Greystones, Cross Street
Salthouse, Norfolk NR25 7XH**

Blakeney 3 miles, Holt 3 miles

Norwich 25 miles

A detached barn conversion with uninterrupted panoramic views over the iconic salt marshes and bird reserve of this much sought after North Norfolk village.

Guide Price £950,000



ACCOMMODATION

A detached barn conversion pleasantly situated in the heart of this most sought after coastal village. The property has a two tier rear garden and enjoys panoramic views from the top tier over the iconic National Trust salt marshes and to the sea beyond.. The accommodation presently comprises an entrance porch, a cloakroom, a well fitted out modern kitchen, a sitting room with an open fireplace housing a wood burner, a rear hall and a study. On the first floor, a landing leads to 3 bedrooms (master en-suite) and a family bathroom. The property enjoys the benefit of oil fired central heating and UPVC double glazing. Outside, there is off street parking, a 21' garage and a two tier garden with the upper tier having a log cabin with superb coastal views.

LOCATION

Salthouse is one of the most authentic North Norfolk villages in a popular Area of Outstanding Natural Beauty. The property is located on the coast road making it a comfortable walk to the salt marshes and the beach. The village of Salthouse has a popular public house/restaurant, The Dun Cow, and a quaint rustic restaurant, Cookies, which specialises in fresh, locally caught seafood. The village shop, The Old Post Office, provides everyday provisions, all within easy walking distance. The popular village of Blakeney is 2.5 miles to the west and the Georgian market town of Holt is 3 miles away. This lovely town comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's Schools in the town and Beeston Hall School near Sheringham. The county city of Norwich is around 20 miles from Holt with a fast rail service to London (Liverpool Street) and an international airport via Amsterdam (Schipol).

DIRECTIONS

Leave Holt High Street via New Street. Continue on this road for around 2 miles, then take the first right hand turning signposted Salthouse. Proceed through the woods and at the crossroads proceed straight over. Continue straight over at the next crossroads and down the hill into the village of Salthouse. Upon reaching the village green turn right past the village shop and Cookies Crab Shop. Take the first turning right into Cross Street. Greystones will then be found on your right after a short distance.

ACCOMMODATION

The accommodation comprises -

Front door leading to -

Entrance Porch

Coat pegs.

Kitchen (13'8 x 11'7)

Range of fitted base units with working surfaces over. Two fitted electric ovens. Surface hob. Extractor hood. Plumbing for automatic washing machine and dishwasher. Inset single drainer sink with mixer tap. Tiled splashbacks. Range of matching wall units. Radiator.

Sitting Room (22'8 x 14'4, double aspect)

Open fireplace housing a wood burner. Radiator. Television point. Staircase to first floor. Door to rear garden.

Rear Hall

Coat pegs. Door to outside.

Study (11' x 10'4)

Radiator. Two fitted corner cupboards.

Cloakroom

Vanity unit with basin over. W.C., shower cubicle, radiator. Fully tiled walls.

First Floor

Landing

Radiator, two skylights, airing cupboard.

Bedroom One (16' x 14'5, double aspect)

Radiator.

En suite

W.C., shower cubicle, vanity unit with basin over. Heated towel rail, fitted cupboard. Fully tiled walls.

Bedroom Two (12'3 x 11')

Radiator fitted cupboard and wardrobe.

Bedroom Three (14'2 x 11'6, double aspect)

Radiator. Built in wardrobe. Panoramic views over the saltmarsh.

Curtilage

To one side of the property there is a brick garage (24' x 11') with up and over door, electric power and light, two Velux windows and personnel door leading to the rear garden. To the other side of the property is a tarmacadam driveway providing ample off street parking. Directly behind the property is a patio area and a cupboard housing the boiler for central heating and domestic hot water and a modern plastic oil tank. Steps lead up to a further lawned garden area and further steps lead to another lawned garden with an insulated log cabin with accommodation comprising a sitting room/kitchen (21'7 x 15'10) with two electric radiators, electric power and light, a range of fitted base units with working surfaces over, fitted double oven, surface hob, sink with mixer tap and range of matching wall units, six Velux windows and two double doors. This garden area is mostly laid to lawn together with a patio area. The grounds are enclosed with a mixture of fencing and hedging

General Information

Tenure: Freehold.

Services: Mains water and electricity and drainage are connected.

Local Authority: North Norfolk District Council, Tel: 01263 513811.

Tax Band: Band F (2025/26—£2321.70)

Viewing arrangements: Strictly via the sole agents, Pointens Tel: 01263 711880.

Energy Performance Certificate: Band D.

Ref: H313456.

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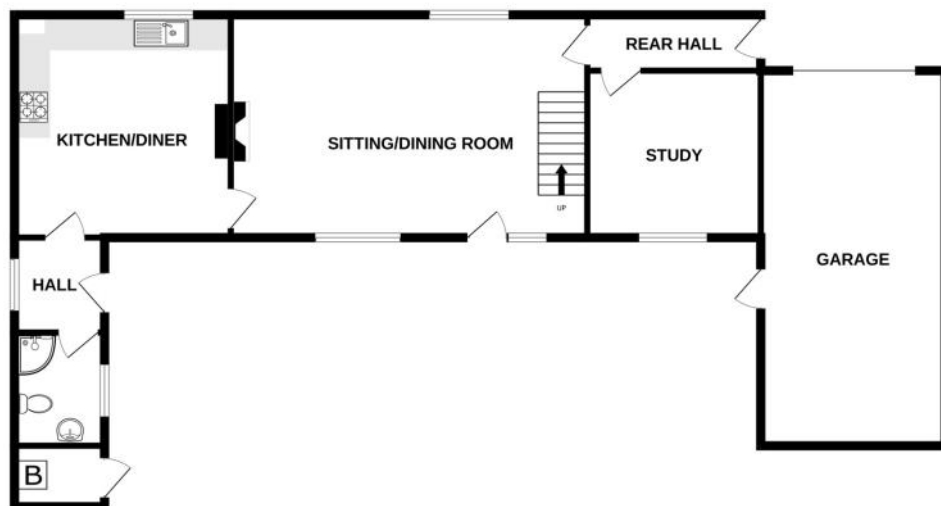
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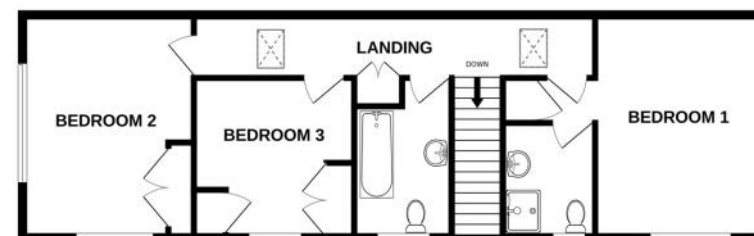
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GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



GREYSTONES, CROSS STREET, SALTHOUSE, NORFOLK NR25 7XH

TOTAL FLOOR AREA : 1714 sq.ft. (159.3 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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