



Cherry Tree Barn, Salle

Guide Price £450,000 – £475,000

Cherry Tree Barn presents an exceptional opportunity to acquire a substantial detached traditional Norfolk barn with full planning permission for conversion into an outstanding country residence.

Set within approximately 1.69 acres of private grounds, the property occupies a peaceful rural position between the highly regarded market town of Reepham and the picturesque village of Heydon.

Approached via a quiet country lane with its own private driveway, the barn benefits from full planning consent granted by Broadland District Council (Planning Reference: 2026/0310) for the conversion of the existing agricultural building into an impressive five/six-bedroom family home extending to approximately 5,000 square feet.

The approved design has been carefully considered to combine the character of the original barn with contemporary country living. At its centre is a spectacular open-plan kitchen, dining and living space featuring partially vaulted double-height ceilings, creating a stunning focal point filled with natural light. Flowing seamlessly from the main living area is a generous breakfast area and informal family sitting room, providing versatile and sociable living accommodation.

The approved layout also includes all the practical elements expected of a luxury country home, including a boot room, utility room, pantry, morning room, mezzanine level overlooking the principal living space, and covered verandas that enhance the connection between the house and its surroundings.

The bedroom accommodation has been thoughtfully arranged within one wing of the barn. The impressive principal suite extends over both the ground and first floors, incorporating a dressing room, luxurious en-suite



bathroom and private staircase leading to the first-floor bedroom. In addition, there are two further en-suite bedrooms, two spacious double bedrooms and a well-appointed family bathroom, providing flexible accommodation for family living and guests alike.

The property is approached via a private driveway leading to generous parking areas serving both the barn and the adjoining outbuilding. The grounds extend to approximately 1.69 acres, providing an exceptional opportunity to create beautifully landscaped gardens and outdoor entertaining spaces. Existing mature boundaries, a wooded area and an attractive courtyard offer privacy and a superb setting while leaving ample scope for further enhancement.

Adjoining the main barn, the approved plans include a covered games and entertaining area, integral wood store, plant room, double carport and additional covered storage, completing what will be a truly outstanding rural home in one of North Norfolk's most desirable countryside locations.

Disclaimer: AI generated images are for illustration purposes only and may not depict 100% accuracy as to what has been granted.

Situation

Salle is a small rural village and is situated 2 miles from the historic market town of Reepham. The small and attractive market town of Reepham is just a short drive away and offers a good range of shops, cafes and pubs, along with a doctors surgery, opticians, pharmacy, post office, tennis club, and the dial house hotel. There are excellent primary and secondary schools plus a sixth form college. The market towns of Aylsham and Cromer are within easy reach, with the north Norfolk coastline being just over 30 minutes drive away, this heritage coastline being classified as an area of national beauty.

For further information and to arrange your viewing, please contact our friendly and professional staff.



Proposed Stable Conversion





Ground Floor Building 1



Floor 1 Building 2



Ground Floor Building 2

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Approximate total area⁽¹⁾

5583 ft²
518.4 m²

Balconies and terraces

466 ft²
43.3 m²

Reduced headroom

18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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This property is being marketed by our Reepham office and the property reference is AR0307.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.

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