



Cherry Tree Barn, Salle

Guide Price £400,000 - £425,000

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



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.

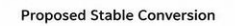
NB: Water and electricity are not connected.

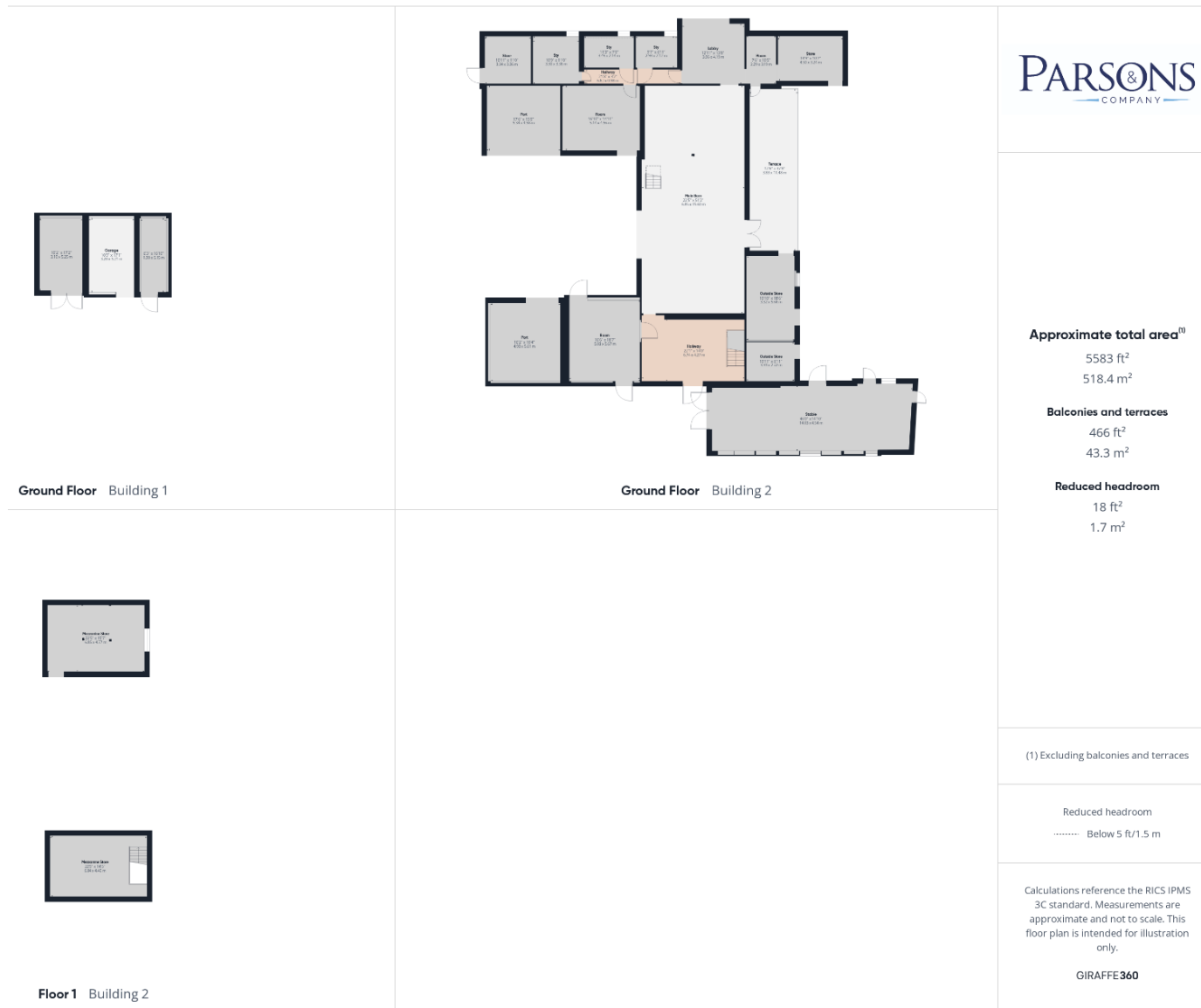
Disclaimer: AI generated images are for illustration purposes only and may not depict 100% accuracy as to what has been granted.

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.

Architectural floor plan of a large, modern house, viewed from an elevated perspective. The plan includes the following rooms and areas:

- Main Entrance:** Located at the top center, leading into an **Entrance Hall**.
- Open Porch:** Adjacent to the main entrance.
- WC:** Located near the entrance hall.
- Wood Store/Storage:** Located on the right side of the entrance area.
- Plant/Services:** Located on the left side of the entrance area.
- Utility:** Located between the plant services and the kitchen.
- Pantry:** Located near the utility room.
- Boots & Coats:** Located near the entrance hall.
- Kitchen:** A large central kitchen with a breakfast bar and seating area.
- Dining:** Located adjacent to the kitchen.
- Reception/Sitting:** A large living area with a fireplace and seating.
- Family Room:** Located on the left side, featuring a large sofa and fireplace.
- Planned Morning Room:** Located on the right side, featuring a large sofa and fireplace.
- Open Verandah:** Located on the right side, adjacent to the morning room.
- Verandah:** Located on the left side, adjacent to the family room.
- Bedrooms:** Five bedrooms are shown, each with an ensuite bathroom.
 - Bedroom 1:** Located near the kitchen, featuring a large bed and wardrobe.
 - Bedroom 2:** Located near the family room, featuring a large bed and wardrobe.
 - Bedroom 3:** Located near the morning room, featuring a large bed and wardrobe.
 - Bedroom 4:** Located near the reception area, featuring a large bed and wardrobe.
 - Bedroom 5:** Located near the dining area, featuring a large bed and wardrobe.
- Master Dressing Rm:** Located near the kitchen, featuring a large wardrobe and seating area.
- Family Bathroom:** Located near the reception area.
- Open Games/Alfresco:** Located on the left side, featuring a large outdoor seating area.
- Wardrobe:** Multiple wardrobes are shown throughout the plan, including a large central wardrobe.
- Ensuite:** Each bedroom has an ensuite bathroom.
- Cupboard:** Multiple cupboards are shown throughout the plan.
- Stairs:** A central staircase leads to the upper and lower levels.
- Landscaping:** The house is surrounded by a large lawn, trees, and a gravel driveway.
- BINS:** Located at the bottom left corner of the plan.





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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