



Salle Place

Salle, Norfolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A most attractive south facing Georgian country house with two bed cottage, sat centrally within 6.5 acres of grounds in an unspoilt part of Norfolk near Reepham

Salle Place is a fine south facing Georgian country house with two bed cottage and outbuildings sat centrally within 6.5 acres of grounds in an unspoilt pocket of countryside surrounded by the Salle and Heydon estates.



6 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



ANNEXE & OUTBUILDINGS



6.57 ACRES



FREEHOLD



RURAL



7,772 SQ FT



£0,000,000

The Property

Salle Place is a fine south facing Georgian country house with two bed cottage and outbuildings sat centrally within 6.5 acres of grounds in an unspoilt pocket of countryside surrounded by the Salle and Heydon estates. Built of brick elevations under a slate roof the property, which is not listed, enjoys some wonderful well-proportioned accommodation and is double glazed throughout. Through a portico entrance and fanlight door, the entrance hall is flanked on one side by a spacious drawing room, a large dining room on the other side and a sitting room beyond. Great care has been taken to preserve and enhance the original features of the house and those include fine cornice works and mouldings, marble fireplaces and shutters to the three main reception rooms. The kitchen is semi open plan with a breakfast room which leads into a garden room conservatory with solid roof, pamment floor and view out to the lawn gardens and pond. In addition, the ground floor has a study with door out to a paved terrace, utility room, guest wc and

a cellar. A balustrade staircase leads to an arched split-level landing to the dual aspect principal bedroom with en suite bath and shower room. There are a further five bedrooms and three bathrooms.

Across the rear courtyard is a two storey two-bedroom cottage with reception room, sitting room, kitchen and bathroom.

Outside, the property is approached via a gravel driveway with turning circle that leads to two large garages at the rear of the property. A small two storey barn offers good storage and is attached to an outbuilding with two storerooms and a workshop and a green house on the rear side. There are two further timber outbuildings consisting of mower shed, potting shed and summer house. Lawn gardens surround the property within the half moat which has bridges crossing to woodland and open grassland.







Location

Salle Place is set in a pocket of unspoilt countryside surrounded by the Salle & Heydon estates which encompasses the picturesque village of Heydon with its tea shop and pub overlooking the green. About 2 miles north is the market town of Reepham which offers a good range of local amenities including a co-op supermarket, a series of local pubs and cafes, tennis club, Doctors surgery, opticians, pharmacy, post office, the Dial House hotel and excellent schooling. 6 miles northeast is the larger market town of Aylsham with a further range of amenities. The Georgian market town of Holt is 9 miles north and offers excellent independent schooling at Greshams and just a few miles further is the North Norfolk heritage coastline which is classified as being an Area of Outstanding Natural Beauty offering numerous recreational pursuits including bird watching, sandy beaches and excellent sailing facilities at Holkham, Blakeney and Morston. The Cathedral City of Norwich is 14 miles south and offers a comprehensive range of commercial entertainment, cultural amenities and excellent schooling. Norwich has a main railway station providing a regular service to London. On the north side of the city is Norwich International Airport which caters for both domestic and international flight destinations.

Directions

Postcode: NR10 4SF

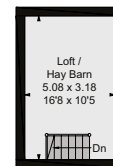
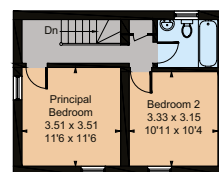
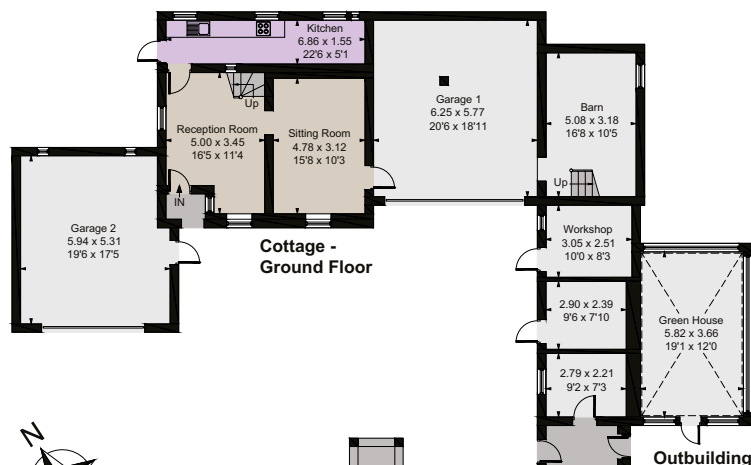
From Norwich head north-west on the Reepham Road. Upon reaching the outskirts of Reepham, turn right onto The Moor. Follow the road to a T-junction and turn right onto the B1145. Continue for about a mile and as the road bends to the right, turn left and follow for about a mile where the driveway to Salle Place will be on the right-hand side.

/// **what3words:** XXXX.XXXX.XXXX

Distances

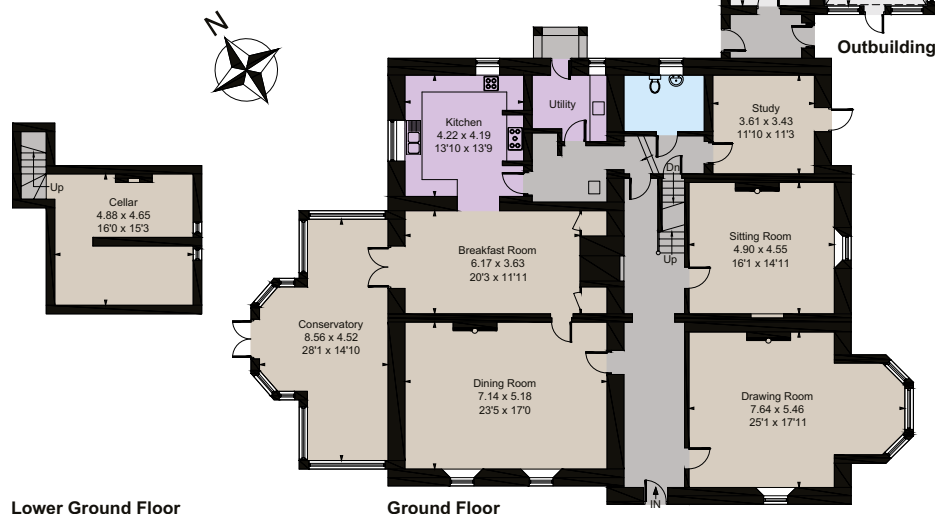
- Reepham 2 miles
- Aylsham 6.5 miles
- Holt 9.5 miles
- Norwich 14 miles





Cottage - First Floor

Above Barn



Lower Ground Floor

Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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Floorplans

Approximate Gross Internal Area
Main House: 5223 sq ft (485.2 sq m)
Cottage: 915 sq ft (85.0 sq m)
Garages: 727 sq ft (67.6 sq m)
Barn & Loft / Hay Barn: 351 sq ft (32.6 sq m)
Outbuilding: 556 sq ft (51.7 sq m)
Total: 7772 sq ft (722.1 sq m)
 For identification purposes only.

General

Services: Oil fired central heating, mains water, electricity, and private drainage.

Tenure: Freehold

Local Authority: Broadland District

Council Tax: Band G

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

Rights of Way, wayleaves and easements:

The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

01603 617431

norwich@struttandparker.com
struttandparker.com



@struttandparker

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