



PARSONS
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Salle Place, Heydon Road
Salle, Norwich, NR10 4SF



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Parsons & Company are delighted to offer for sale this exceptional south-facing Georgian country residence, beautifully positioned at the heart of approximately 6.5 acres of tranquil grounds in an unspoilt pocket of countryside. Surrounded by rolling land belonging to the Salle and Heydon estates, Salle Place combines classic period elegance with the comfort of modern living.

Built of attractive brick elevations beneath a slate roof, and notably enjoys an unlisted status, the house offers wonderfully proportioned accommodation throughout, enhanced by double glazing and thoughtfully preserved architectural details.

Key features

- Georgian Detached Country House - Not Listed
- 6 Bedrooms plus Two Bedroom Cottage Annexe
- Living Room with Log Burner & Bay Window
- Formal Dining Room
- Semi-Open Plan Kitchen/Breakfast Room
- Four Bathrooms Plus Annexe Bathroom
- Garden Room
- Private Gated Driveway with Ample parking
- Two Double Garages
- Sat Centrally within 6.5 Acres with Half Moat



Description

A graceful portico with fanlight door opens into an inviting entrance hall, giving access to a fine drawing room on one side and an impressive dining room on the other, with a comfortable sitting room beyond. Each of the three principal reception rooms retains its original charm, featuring exquisite cornicing, marble fireplaces and working shutters.

The kitchen enjoys a semi open-plan layout with an adjoining breakfast room leading into a delightful garden room/conservatory with a solid roof, pamment flooring and lovely views across the lawn and pond. The ground floor further benefits from a study with doors opening to a paved terrace, a utility room, guest WC and a cellar.

A handsome balustrade staircase rises to a split-level landing, leading to the dual-aspect principal bedroom with en-suite bath and shower room. Five additional bedrooms and three bathrooms complete the generous first-floor accommodation.

Across the rear courtyard sits a charming two-storey two-bedroom cottage, offering excellent guest, multi-generation or rental potential. The cottage includes a reception room, sitting room, kitchen and bathroom.

Services

Heating— Oil Fired Central Heating

Drainage— Private Drainage (Septic Tank)









Ground Floor

Approximate total area⁽¹⁾

6426 ft²
597.1 m²

Reduced headroom

16 ft²
1.5 m²



Floor 1



(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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Outside

Outside, a gravelled driveway with turning circle leads to two large garages positioned at the rear of the property. A small two-storey barn provides useful storage and adjoins an outbuilding with two storerooms, a workshop and a greenhouse. Additional timber structures include a mower shed, potting shed and a summer house.

The house is embraced by lawned gardens within a historic half-moat, with bridges leading to woodland and open grassland—creating a wonderfully peaceful and private setting rarely found in today's market.

Location

Salle is a small rural village boasting a wonderful community spirit and is situated half a mile from the historic market town of Reepham.

Reepham has a good range of local shops and excellent secondary school and sixth form college. The market towns of Holt and Dereham are within easy reach as is the delightful North Norfolk coast.

Directions

To find the property leave Reepham Market Place in the direction of Bawdeswell and turn right at the crossroads into Station Road. Continue out of Reepham on Cawston Road and fork left signposted Salle, continue forward until the road bares left onto Heydon Road, continue forward and the property can be found on the right.

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

Important Information

Council Tax Band—G

EPC—E

Disclaimer—External photos have been enhanced by AI and may not depict 100% accuracy upon viewing





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