



## 47/49 Lower Street, Salhouse - NR13 6RE

£900,000 Freehold

Introducing to the market this one-of-a-kind opportunity to own two exquisite detached barn conversions, each exuding charm and character. Sitting on 3 acres (stms) of maintained grounds, equipped for equestrian pursuits, its position combines the best of rural living with modern comforts and endless potential for further development. It presents endless possibilities, whether you seek a comfortable family home, a huge investment opportunity, or a renovation project to make your own mark on the property market.

**Minors & Brady**  
Estate Agents, Lettings and Property Management

Council Tax band: E

Tenure: Freehold

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### LOCATION

Salhouse is a picturesque village located in Norfolk, situated about 7 miles northeast of Norwich. Nestled near the edge of the Norfolk Broads, Salhouse enjoys a rural and tranquil atmosphere, surrounded by beautiful countryside and wetlands. The village is known for its proximity to Salhouse Broad, a popular spot for boating and nature walks, offering stunning views and a peaceful escape. Salhouse is well-connected by road and has a train station with regular services to Norwich, making it a convenient yet idyllic location for those seeking a blend of nature and



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## LOWER STREET

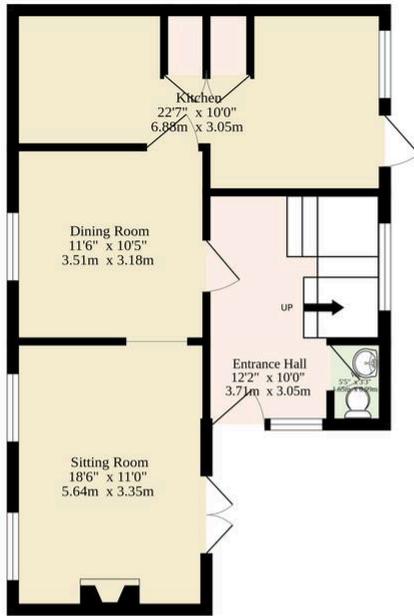
Upon arrival to the barn conversions, you'll be greeted by ample off-road parking for all residents and guests. Sitting on 3 acres (stms) of maintained grounds, its incredible exterior is a blend of rustic allure and modern convenience, offering a range of possibilities for both residential and investment purposes. Included within the grounds are stables, a paddock, workshops, and outbuildings, ideal for those with equestrian interests or the entrepreneurial spirit to explore further conversion projects or potential land rental opportunities. Undoubtedly, one of the standout features of this property is the breathtaking panoramic views of the Norfolk countryside that can be enjoyed from its vantage point.

Upon entering the rear barn, you are immediately drawn to the attention to detail that went into its recent renovation, having obtained the barns original character features. The ground floor features a well-equipped kitchen with high-quality fixtures and fittings, a formal dining room and a large sitting room to encourage family gatherings. Its first floor comprises three bedrooms and a bathroom, each thoughtfully designed to offer relaxation and privacy. This charming abode exudes a welcoming ambiance, perfect for a family seeking a comfortable and stylish living space.

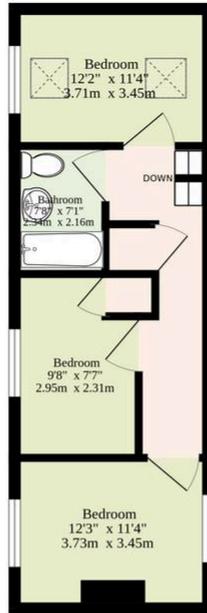
The front barn is a blank canvas awaiting your personal touch, presenting an exciting opportunity to customise and create a living



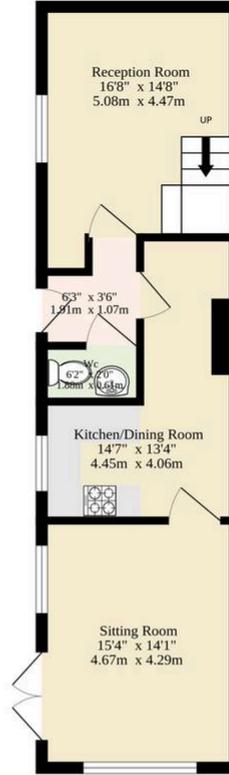
49 Ground Floor  
688 sq.ft. (63.9 sq.m.) approx.



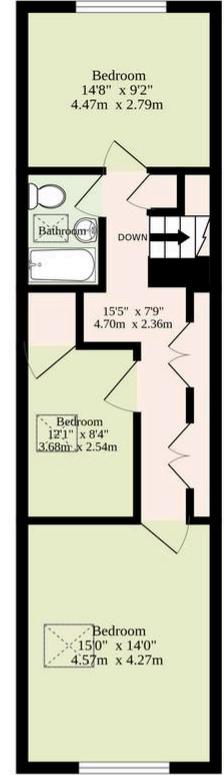
49 1st Floor  
404 sq.ft. (37.5 sq.m.) approx.



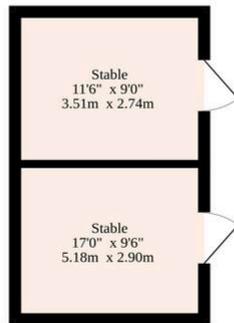
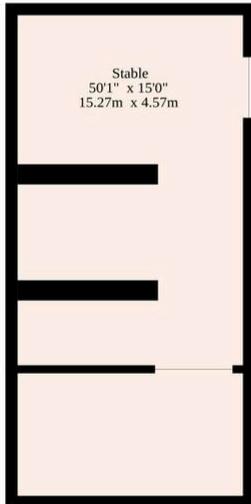
47 Ground Floor  
688 sq.ft. (63.9 sq.m.) approx.



47 First Floor  
564 sq.ft. (52.4 sq.m.) approx.



Stable  
265 sq.ft. (24.6 sq.m.) approx.



Sqft Does Not Include The Stables

**TOTAL FLOOR AREA : 2345sq.ft. (217.9 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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