



Newton Lodge Farm
Walpole St Andrew | Wisbech | PE14 7LR

FENLAND OASIS



Newton Lodge Farm occupies around eleven acres of fenland entirely enclosed and sheltered by mature hedging and trees that create a charming oasis, the paddocks and equestrian facilities perfect for keeping horses with miles of nearby tracks ideal for hacking. On the edge of West Norfolk, about eight miles west of historic King's Lynn, and just a couple from the A17, the location is excellent for visiting the Norfolk coast or royal Sandringham Estate on the way. The up to five bedroom bungalow is well appointed with en suites, a heated swimming pool and sunny and sheltered private gardens.



INSIDE

- An incredibly rare opportunity to acquire this superb Equestrian facility
- Offering nearly 11 acres (10.85 STMS) with 6 Stables, Ménage, Tack Room & Hay Store
- With an additional Barn store and Shed
- The property offers Five Bedrooms, Kitchen/ Dining Room & Utility Room
- Sitting Room, Home Office/5th Bed, Bathroom and 2 En-Suites
- Total Accommodation extends to 2091sq.ft
- Energy Rating D

A feeling of flow, ideal for modern living, is evident as soon as you step into the large, light entrance hall of the bungalow which leads straight ahead into the farmhouse style kitchen dining room, that then connects with a sitting room where glazed double doors also open into the entrance hall. The traditional style fitted kitchen not only has a large range style cooker with electric ovens and gas hob (from bottled gas) but also an oil-fired Rayburn which generates a lovely background heat in the winter months.

Underfloor heating is laid through most of the property, although the front hall and the two larger bedrooms and en suites have radiators. The kitchen, entrance hall, utility areas and bathrooms have practical ceramic tiling underfoot whilst reception rooms and bedrooms enjoy the comfort of carpet.









KEY FEATURES

The dual aspect, main reception room is on the other side of an inner hallway featuring a log-burner in the simple, rustic-style fireplace; facing southeast and southwest, it has French doors onto the pool area behind.

The generous master bedroom with its tiled en suite containing a bath and separate shower is at the west end of the property, with three more bedrooms, another with an en suite shower, leading off the hallway running along the back of the house where French doors open onto the paved courtyard behind. A fourth bedroom is in the eastern corner to the rear, a dual aspect room overlooking the pool. All rooms are within easy reach of the family bathroom, and a separate lavatory.

There is a good-sized utility, and access to a loft for storage, part of which is boarded out.

OUTSIDE

The equestrian facilities are excellent with a painted block-built run of stables with a metal roof, that faces west comprising six loose boxes approximately 10 ft wide x 14 ft 6 in. deep. The yard is approached from the road through reinforced solid timber gates. "It's a very sheltered yard," attests the owner, "as there are barns on two sides combined with enclosing fencing. The timber tractor shed and tack room opposite the stables were replaced with a new building. Alarms are fitted on the entrance gates and the tack room."









KEY FEATURES

A large brick-built barn is divided into two main parts with a smaller lean-to shed adjoining. The yard is on a separate electricity circuit from the house, and an exterior night light is set to dim which brightens on a sensor.

Behind the yard is a grassy area with a pond, and behind that, totally enclosed by hedging and mature trees, is a menage with a rubber and sand surface. Paths lead from the yard to this and all the paddocks – there is in excess of 8 acres of land for grazing and growing hay. An average of 450 bales per year are collected. Most of the paddocks are individually fenced, part post and rail, part electric fencing, and all have two ways in and out. The setting is charming as the land was once Smith's orchards with some remaining old trees a pretty feature, and the boundaries have thick, mature hedging and trees that create an exceptional amount of shelter ideal for horses. "Mown paths encompassing the paddocks create a circuit that is great for warming up and walking off the horses, or for exercising dogs," we are informed.

Sunny Garden with Secret Rooms

The garden is made up of rooms with the sunny south facing courtyard directly outside the back of the house which leads to the heated swimming pool surrounded by paving with a pool house at one end. Part brick, part timber, this houses an outside lavatory,







EQUESTRIAN

and is useful for winter storage, so too the polytunnel which is down the side of the property. Another lawned area is completely secure for young children: "It's been a perfect place for the children to pitch tents, or play football," enthuses the owner.

To the front of the house the gravel drive provides a good amount of parking and a recently built cart shed has space for two vehicles, an attractive bespoke building with a timber gate at the back, allowing access for lawn mowers, etc. into the garden.

Popular Equestrian Area

The owner has lived at Newton Lodge Farm for about eighteen years and in that time bringing up her family who were active members of the West Norfolk Pony Club travelling to equestrian centres and competition venues about a half hour drive or so away. A popular area for riding, the owner informs us: "Walpole St. Andrew holds a horse show monthly in the summer, and we have held all day pony club rallies here," says the owner. "We have visited Lime Kiln Equestrian Centre, Forest Edge near Swaffham, Blackwater near Fakenham, Burnham Market for a camp, and the RDA Magpie Centre near Downham Market, and even Milton near Cambridge. There are lots more centres towards Boston and Peterborough too."













INFORMATION



Tranquil Location but with Good Road Links

The property is in a rural position on the periphery of a village which has its own primary school, Anthony Curton, rated Good by Ofsted. A tranquil spot surrounded by farmland yet only two miles up the road is the A17 leading eastwards to Kings Lynn (about 15 mins) where there is a direct rail service to London, and beyond, the start of the sandy beaches of Norfolk, only about a half hour drive. Wisbech is just 6 miles southwest where there is the much sought after independent Wisbech Grammar School and the Thomas Clarkson Academy rated Good by Ofsted, with further state secondary schools in King's Lynn. Peterborough is about 40 minutes southwest where you can pick up the A1, and Norwich and Cambridge are just over an hour's drive.

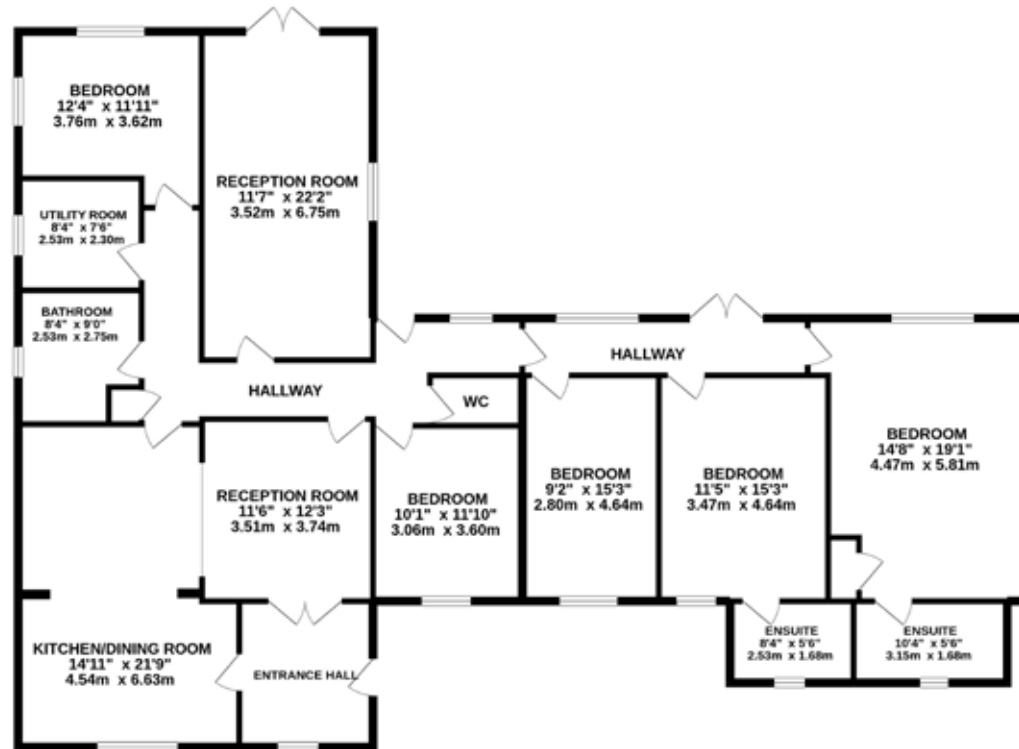
Directions...

Proceed into the village from the A17 on Market Lane, after approximately 1.5 miles the property is found on the right hand side. For those using satellite navigation the postcode is PE14 7LR

Services...

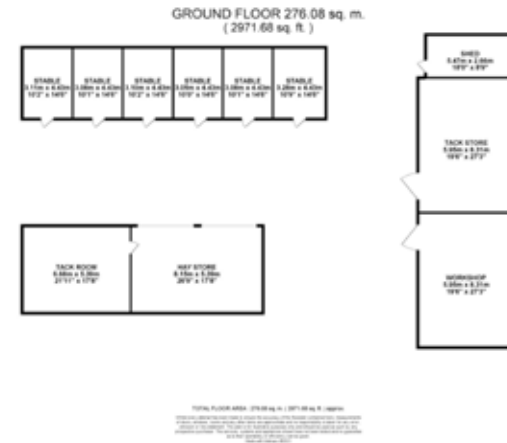
OFCH, Mains Water, Septic Tank
Kings Lynn and West Norfolk Borough Council
The Property is Freehold

GROUND FLOOR 2091 sq.ft. (194.2 sq.m.) approx.



TOTAL FLOOR AREA : 2091 sq.ft. (194.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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TOTAL FLOOR AREA: 276.08 sq. m. (2971.68 sq. ft.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	64 d	
39-54	E		
21-38	F		
1-20	G		



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