



Hallfield House  
Newton-in-the-Isle | Wisbech | PE13 5HR

## SPECTACULAR EDWARDIAN COTTAGE



This exquisitely renovated character home has been extended and updated to a superb standard and offers four double ensuite bedrooms, a stunning kitchen/dining room, beautiful wraparound garden and a double garage. Full of character charm and modern features, this cherished family home is a perfect rural retreat within easy reach of all the amenities.



# KEY FEATURES

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- Beautifully Modernised Edwardian Cottage
- Four Double Bedrooms with Ensuites
- Spacious Reception Area with Stunning Galleried Landing
- Elegant Formal Dining Room
- Generous Kitchen/Dining Room & Utility Room
- Glorious Location Overlooking Farmland
- Set on Approx. Half an Acre Plot
- Beautifully Landscaped Garden
- Sweeping Carriage Driveway & Double Garage Offering Ample Off-road Parking
- Total Accommodation extends to approx 2,922sq.ft

Situated in the charming village of Newton-in-the-Isle, tucked away behind mature hedging stands this beautiful, detached Edwardian home. Originally constructed in 1909 as two separate cottages, it has been skilfully extended and sympathetically modernised by its previous owners. The recent improvements, undertaken with care, have ensured the preservation of its original features, while also incorporating contemporary upgrades. The exterior is a striking blend of render and durable Siberian Larch timber, harmoniously interwoven with reclaimed brick, creating a captivating façade.

As you step into the welcoming reception hall, you are met with a feeling of spaciousness and elegance, accentuated in part by the gallery landing and impressive stone fireplace which hosts a woodburning stove. "Christmas time is particularly special," shares the current owner, "we have a magnificent 10ft Christmas tree here, accompanied by the warmth of the crackling fire". It's easy to imagine this stunning space, adorned with festive decorations and ready to welcome visiting family and friends.

The generously sized L-shaped kitchen/dining room is bright and welcoming, courtesy of its dual aspect windows that frame views of the beautifully landscaped garden. Serving as the hub of the home, this sociable room encourages evenings spent bonding over meal preparation while sharing stories from the day. The kitchen has been fitted with an extensive run of Shaker-style wall and base cabinets painted in a calming Farrow & Ball French Grey. A complementary hanging pot rack adds functionality and charm, providing additional storage for saucepans. There is a useful utility room, perfect for the necessities that contribute to the smooth running of a household and a boot room adjoining the kitchen which provides options for further storage.





# KEY FEATURES

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A formal dining room provides additional space for special occasions or for families who enjoy hosting visitors. However, the property's versatility allows this room to adapt to your specific needs.

Whether transformed into a children's playroom, snug, or home office, this sizeable room accommodates various uses with ease. Next to the formal dining room is a spacious sitting room with an adjoining area the current owners use as a music room. This stunning space enjoys a triple aspect which welcomes plenty of natural light and creates a bright and cheerful character to the room. An open fireplace gives the space a cosy focal point.

To the first floor are four delightful double bedrooms, each accessible from a central landing area. It is from this floor that you can relish the breathtaking surrounding views. The principal bedroom benefits from a lovely ensuite shower room and has been thoughtfully designed to include a walk-in dressing room. The remaining three bedrooms are generously proportioned with each boasting an ensuite.

It was the peaceful location of the property that first captivated the owners. "It's incredibly peaceful and private here; it's impossible not to unwind," she remarks. Nestled behind a mature hedge, the cottage sits back from the road, forming a tranquil oasis of privacy.

The property sits on a plot of approximately half an acre (subject to measured survey) which is encircled by wire fencing and dense hedgerows, ensuring a secure environment for children and dogs to play.

As keen gardeners, the current owners have spent lots of time transforming the garden over the last six years. The wrap around garden now showcases well-tended lawns and abundantly stocked borders which promise a colourful spectacle all year round. An area of decking outside the boot room offers a secluded spot from which to enjoy a cup of coffee or al fresco dining while savouring the tranquillity of the location. To the front of the property, a carriage driveway offers parking for several vehicles as well as access to the double garage.













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# INFORMATION

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## On The Doorstep...

The well-regarded village of Newton-in-the-Isle boasts a flourishing sense of community, evidenced by its ongoing calendar of events hosted at the village hall. "It's truly a warm and inviting village with a lively, close-knit community," the owner affirms. "Whether you prefer a high level of involvement or simply wish to observe, the opportunities are abundant right on your doorstep."

## How Far Is It To...

The market town of Wisbech (approximately 4 miles to the south) is known for its rich heritage and is often referred to as the 'Capital of the Fens'. The town's history dates back to the 7th century and it boasts a wealth of well-preserved Georgian and Victorian architecture. Wisbech offers a wide range of amenities, including various supermarkets, restaurants, schools and other facilities. Fitness enthusiasts can take advantage of the sports centre which features a swimming pool and gym as well as a range of exercise classes. The vibrant marketplace and high street, lined with local, independent shops, cater to all your shopping needs. The nearby towns of Kings Lynn (16.5 miles) and Peterborough (21 miles) offer direct rail links into London Kings Cross in 49 minutes and 112 minutes respectively.

## Directions - Please Scan The QR Code Below

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words. [///conquest.estimated.internal](#)

## Services, District Council and Tenure

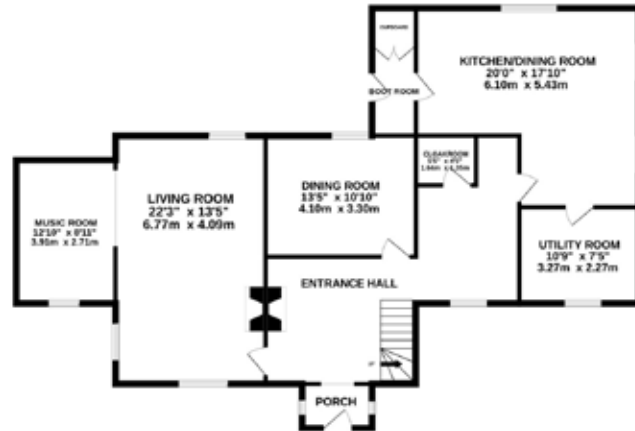
OFCH, Mains Water & Septic Tank - Soak Away  
Fenland District Council - Tax Band H  
Freehold



GARAGE  
477 sq.ft. (44.3 sq.m.) approx.



GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR  
1149 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA: 2922 sq.ft. (271.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		41 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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