



Amen Corner  
Newton-in-the-Isle | Wisbech | PE13 5EX

# HEAVENLY TRANSFORMATION



The most superb, five bedrooomed property stands on about one and a half acres in a very peaceful, edge of village location in the North Cambridgeshire fens. Masterfully transformed in the last decade from its far smaller sixties, former rectory it is now a beautiful, immaculately presented, country-style residence designed for twenty-first century living and built using quality natural materials, all as good as new.







# WHAT'S IN A NAME?

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- A substantial family residence sitting on a beautiful plot of 1.5 acres (STMS)
- Found in a rural village setting with views to the front over Open Fields/Farmland and to the paddock at the side and rear.
- Flexible accommodation with Five Bedrooms, Sitting Room, Open plan Kitchen/Family Room
- Home Gym, Garden Room, Utility Room, Family Bathroom and Two En-Suites
- Outbuildings include Office, Store and Stable also with Double Garage
- Formal Gardens and an Enclosed Paddock
- Total Accommodation extends to 3532sq.ft
- Energy Rating B

The inspired name results primarily from its corner position united with its religious origins, but might also strike a chord with those remembering a sixties rock band, or perhaps a hallowed place on a famous golf course. The attractive, motley-coloured brickwork, with magnificent 'tumbling' on the gable ends, the silvered timber cladding, the terracotta pantiled rooves, the soft green, timber-framed, double-glazed windows and the oak-framed entrance porch combine to create a stunning looking property.

## Light, Airy and Spacious

Inside, rooms are of huge proportions, everywhere a feeling of space and light. Central heating is powered by an electric air source heat pump – expensive to













# KEY FEATURES

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install but very economical to run – and with the solar panels on the roof there is a feed-in tariff which means a payment is received every quarter, effective for almost another fifteen years, giving a healthy subsidy to the electricity bill. The entire ground floor, laid with either ceramic tiles or oak floorboards, has underfloor heating, each room zoned and easily controlled. Spaces lead seamlessly from one to another with the expansive kitchen diner linking with an enormous south-facing, orangery-style sunroom featuring two sets of bi-folding doors onto the terrace and two rectangular roof lanterns. The large living room with its log-burner set within a granite hearth, also connects with this room via internal French doors making the property not only excellent for a large family but also ideal for entertaining on a grand scale.

## Bespoke Quality Kitchen and Utility

The kitchen is fitted with an abundance of bespoke, handmade units topped with a composite quartz stone, and solid oak on the breakfast bar, there is space for a range cooker under the fitted extractor and an integrated fridge freezer and a dishwasher. There is a matching walk-in pantry with fitted wooden shelving and quartz worktops. The neighbouring utility room is so generous it is almost like a kitchen itself with further quality units matching those in the kitchen - save the colour - and another sink with space for a washing machine and tumble dryer. There is a fitted water softener. Doors connect to both the garden at the back and the integral double garage at the front.













# KEY FEATURES

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## Cat 5 Wiring and Fibre Optic Internet

On the west side of the house downstairs, another large, dual aspect reception room is currently used as a gym but would make the perfect study or office, or, particularly with a lavatory next door, potentially a bedroom for an elderly family member, for instance. Enough space is available in the downstairs cloakroom to fit a shower if required. It should be noted the property is hard-wired with Cat 5 cabling and there is full fibre optic internet to the house.

## Contemporary Bathrooms

Upstairs, the five bedrooms are all exceedingly spacious, two enjoying en suites, and the master, its own walk-in dressing room too. Bathrooms are contemporary in style with the main bathroom featuring an oval free-standing bath as well as a large, walk-in shower, with the master bedroom's en suite also containing a bath and a separate shower. Several built-in cupboards throughout the house provide much storage along with a big area boarded out in the loft, accessed by a retractable ladder.

## Superb Landscaped Garden

Outside, this substantial property proudly stands well back from the quiet country roads with a generous gravel drive to the front and a recently built L-shaped outbuilding or stable block to the right, reached from a separate drive. This incorporates a large corner stable, a tack room with a sink and toilet, a workshop,









## KEY FEATURES

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or further stable and another garage. All of which could be used for any manner of things, but is of course ideal if you wish to have a horse or pony.

The beautifully landscaped garden is surrounded entirely by post and rail fencing, with the paddock, of just over an acre behind, bordered by mixed hedging and many mature trees. A variety of trees including oak and ash are attractive features in the garden which is predominantly lawn with an expansive area of paving encompassing the back of the house. A curving path leads to a run of raised veg beds behind a garden shed. At night the property is illuminated by extensive exterior lighting that creates a wonderful atmosphere, particularly beneficial for summer parties.

### Very Popular Village

Newton is a desirable, quiet village in which to live, less than four miles north of the Georgian market town of Wisbech with its stunning architecture along the banks of the River Nene. Here, the much sought after, independent Wisbech Grammar School is located, along with a vast array of supermarkets, cinemas, sports clubs and activities. The neighbouring village of Tydd St. Giles has Kinderley Primary School rated Good by Ofsted, just a few minutes' drive away, which also benefits a popular Golf and Leisure Club that includes a bar and an excellent restaurant. Train stations with direct services to London Kings Cross are from King's Lynn, and Downham Market, each about half an hour's drive, and Peterborough, about forty minutes away.





















# OUTSIDE

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## On Your Doorstep...

The village of Newton is situated on the Silt Fen, a sea bank formed thousands of years ago. Its location as a corridor for trade brought wealth to the villages during medieval times. The popular Country Club & Golf Course in Tydd St. Giles is only 5 minutes drive.

## How Far Is It To?...

The property lies about 4 miles from the historical market town of Wisbech, offering supermarkets, a swimming pool and sports centre, library, museums, a theatre and secondary schools – the state-funded Thomas Clarkson Academy and the sought after Wisbech Grammar School. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities is 25 minutes away with a direct rail link to Cambridge and London. March station with a direct rail link to Stansted Airport is 13 miles to the south whereas Peterborough is a 45 minute drive away with rail links giving access to London with a journey time of 50 minutes or to the Midlands and North.

## Directions...

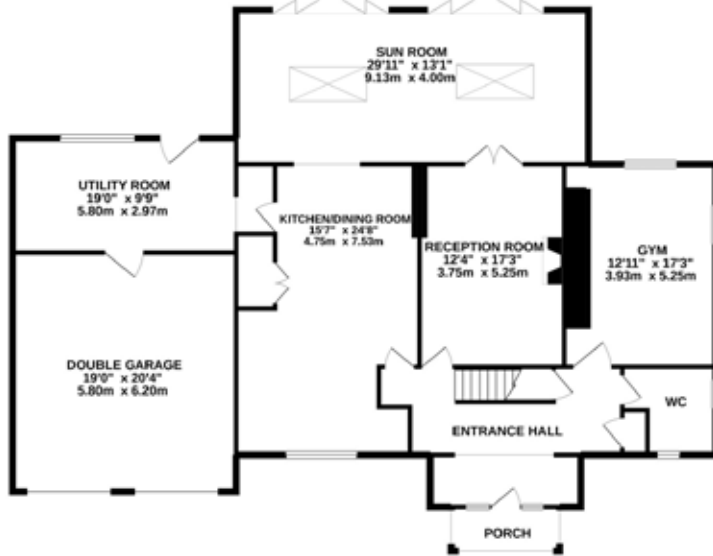
From Sutton Bridge (A17) follow the A1101. Continue through Tydd Gote onto Sutton Road, Chapel Lane is then found on the right hand side. Follow this road where the property is found at the end on the left. For those using satellite navigation the postcode is PE13 5EX

## Services..

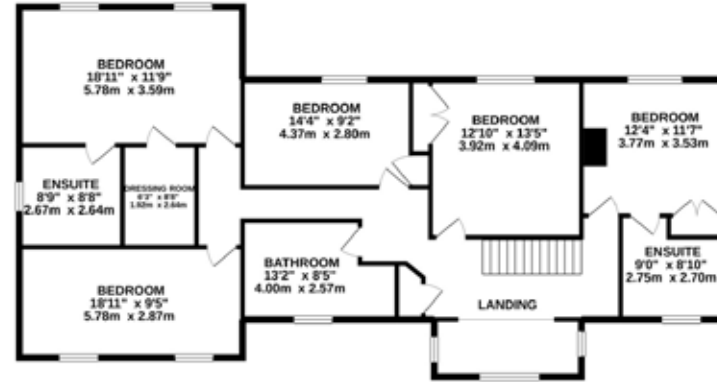
Air Source Heat Pump, Underfloor Heating. Mains Water, Septic Tank, Fenland District Council - Band E



**GROUND FLOOR**  
2064 sq.ft. (191.8 sq.m.) approx.



**1ST FLOOR**  
1468 sq.ft. (136.3 sq.m.) approx.



TOTAL FLOOR AREA : 3532 sq.ft. (328.1 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	84   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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THE FINE & COUNTRY  
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