



The Chestnuts  
Mill Lane | Newton in the Isle | Cambridgeshire | PE13 5HZ

# VIEWS GALORE



Located on a quiet rural lane surrounded by mature gardens and open farmland, this is a unique opportunity to acquire a remarkable property which has evolved with the needs of one family for over one hundred and seventy years. Offering a rare blend of heritage, comfort and flexibility in the heart of the Fens, it stands in a one-acre plot which is a true haven for wildlife and outdoor living.







# KEY FEATURES

- A Substantial Detached Family Home in a Secluded Position surrounded by Wonderful Field Views
- Self Contained One Bedroom Annexe with Private Entrance
- The Main House has Five Bedrooms and a Family Bath/Shower Room
- Open-Plan Kitchen, Dining and Living Room with Feature Fireplace and Wood Burner
- Separate Utility Room and Ground Floor WC
- The Property sits in a 1 acre Plot (stms) consisting of Mature Gardens, an Orchard, Vegetable Garden and Paddock
- Summerhouse with Electricity Connected, Two Outbuildings and a Greenhouse
- The Accommodation extends to 2,264sq.ft
- Energy Rating: D

The Chestnuts has a distinguished and deeply personal history, having been built in 1852 by John Shaw, the great-great-grandfather of the current owner. "The house has never been sold. It was the first house in Mill Lane and three generations of the family were born here," the owners explained. Originally a two-up, two-down farm cottage with a single-storey extension that was planned as a butcher's shop, the property evolved over time to suit the growing needs of the family. At its peak, the house was part of a smallholding of twenty-six acres; today, it sits on a beautifully maintained one-acre plot. The paddock, once part of the working farm, is now a mature garden, but the sense of continuity and connection to the land remains strong.

## New Extension

The owners moved to the property in 2014 in order to support a parent living there. "We built our extension so the things that we love are the things we decided in the build," they explained, with an open-plan area downstairs, underfloor heating powered by an air source heat pump, stone and wooden flooring, a striking feature fireplace, and a large family bathroom. "We wanted maximum access to views and easy access to garden for outdoor living." In order to successfully obtain planning, the owners had to make the upstairs of the existing house a part of their house which necessitated renovation of the existing bedrooms while to a certain extent matching their style in the new build "We did also aim to preserve the character of the original building with, for example, handmade doors and nine-inch floorboards." Throughout, attention was paid to maximising light and views, and to making the house as energy efficient and comfortable as possible.

## Favourite Spaces

The open-plan lounge, diner and kitchen is the heart of the home and one of the owners' favourite spaces at the property just as a couple or entertaining family and friends. "It allows cooking to be a social activity enjoyed by everyone. We have enjoyed family Christmases here every year and a variety of activities have been taking place in the room allowing everyone to be together, whilst doing their own thing," they commented.







# KEY FEATURES

The master bedroom, with its panoramic south-facing views, is a daily joy. "There is always a variety of wildlife and we have a panoramic view of the changing seasons. The curtains are never closed because our neighbours are five hundred metres away." The garden is another favourite 'room', used for cooking, eating and relaxing outdoors whenever possible. The summerhouse, with electricity, provides a sheltered spot to enjoy the garden in all weathers.

## The Outside

Close to the house are two cottage-style garden areas with a small pond, while the remainder of the original paddock is now a mature garden bordered by a hedge of blackthorn, hazel, willow, cherry plum, wild rose and hornbeam. This area is used for outdoor living, with a firepit, pizza oven, garden furniture, summerhouse and, in summer, a blow-up swimming pool. Beyond, the paddock contains mature trees – oak, ash, alder, walnut – and a fruit-growing area with a remarkable variety of trees and bushes: raspberries, grapes, loganberries, medlars, quinces, redcurrants, blackcurrants, white currants, gooseberries, jostaberries, plums, damsons, greengages, pears, apples, cherries and mirabelles. The vegetable garden includes a strawberry patch, asparagus bed, rhubarb patch and raised beds for year-round crops, supported by an 8 ft x 6ft greenhouse with automatic watering. Two outbuildings, one of timber and the other of concrete, provide garden storage. "The whole of the paddock is bordered by hedges and trees, including a small treehouse. This ensures privacy, and the paddock is also fenced, making it dog secure," the owners said. "The paddock is a great space for family activities whether playing sports or exploring or den making. It is a valued space that hosts a variety of activities and the amount of time we spend there, either relaxing or being more active is a vital part of our wellbeing. We have hosted a number of family camping events; the space is brilliant for either small or large events – our largest being twenty people with seven tents and a camper van. Breakfast cooking on the firepit was a highlight!" The garden is also a haven for wildlife, with nesting barn owls, badgers, hares, hedgehogs, foxes, bats and a host of birds. "We are on the migration route for swans and geese so, at migration time, we see hundreds of birds flying over."

## So Unique

"The things that we consider unique are the variety of spaces available, whether inside or out," the owners said. "The annexe has not yet been developed by us, so is an ideal renovation project for the next owner, but was a perfect living space for one person to be supported. It has also been used as a working space by family members when they needed a little peace and quiet. We consider it to have the potential to be a number of things. We are also not overlooked by anyone, curtains are never closed. However, it isn't isolated and also whilst neighbours are not close in distance, we have a very good relationship with them and help each other out when needed."

















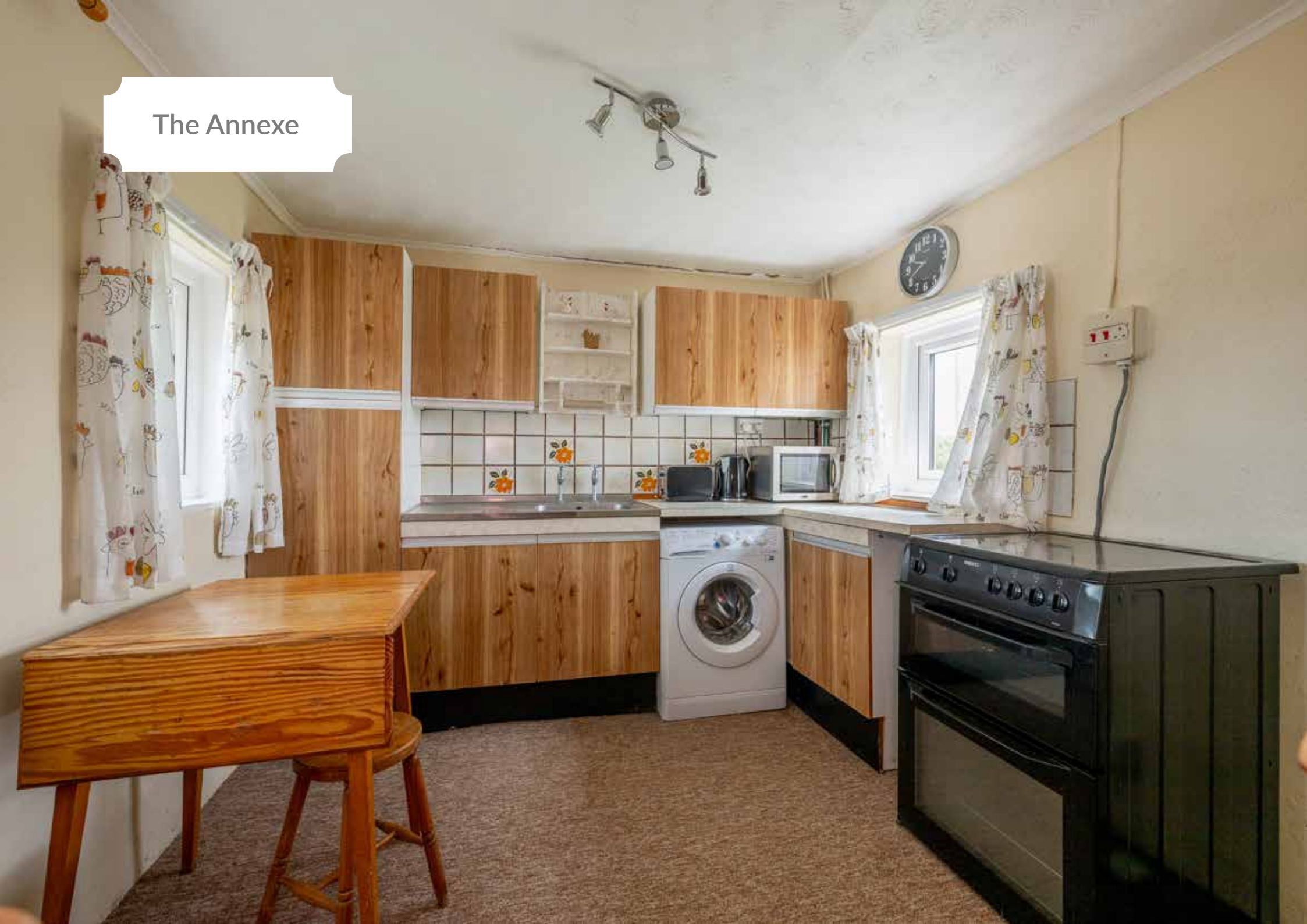








## The Annexe









































# INFORMATION

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## On The Doorstep

"The village is quiet but there are thriving social groups that arrange activities mostly centred around the village hall. Whilst we are not in the village, it is within walking distance or a couple of minutes in the car," the owners said. Newton in the Isle is a friendly village with regular events including classes and community groups in the local village hall. The village is surrounded by open farmland and is known for its birdlife, walking and cycling routes. The area's market gardening heritage is still evident, and there are several local shops and amenities in nearby villages. "Local villages also have a variety of activities such as beer festivals, music events and there are several pubs and shops in them if required." The Norfolk coast, famed for its wildlife, beaches and food, is within easy reach for a day out.

## How Far Is It To?

The nearest market town, Wisbech, is just under five miles to the south, offering supermarkets, restaurants and a range of independent shops. There are good local primary schools and a choice of secondary schools including the well-regarded Wisbech Grammar School. A convenience store is a five-minute drive away in the next village, with a full golf course ten minutes away, which has a nature trail, gym, restaurant and bar. The nearest mainline train station is at March, a drive of half an hour, with regular trains to Peterborough, and a fast service to London King's Cross arriving in 45 minutes, as well as Stansted Airport, Ipswich and Birmingham. King's Lynn, with its mainline rail station to Cambridge and London, is approximately twenty-seven miles away. The North Norfolk coast, including Holkham and Wells-next-the-Sea, can be reached in under forty-five minutes by car. There are several RSPB and WWT reserves within an hour's drive, and the area is popular for cycling thanks to its flat terrain and scenic routes. Norwich is about an hour away, making The Chestnuts a practical base for both local and wider connections.

## Directions

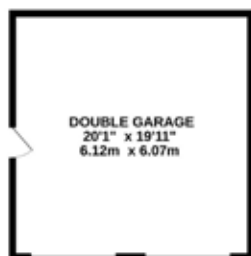
From the centre of King's Lynn, take the A47 west towards Wisbech. Then, at the Pullover Roundabout, take the A17 signposted for Sleaford for around nine miles. At Sutton Bridge, pass over the eponymous bridge and, at the roundabout, take the first exit and stay on A17. At the next roundabout take the 1st exit and head towards Tydd Grote. Turn left onto Sutton Road/A1101. Turn right onto Chapel Lane and then left onto Rectory Road. Turn right onto High Road/B1165 and then left onto Mill Lane. The property will be clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

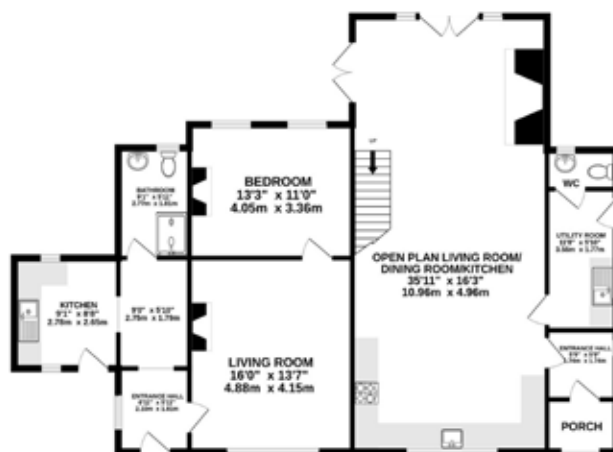
Oil Central Heating, Mains Water & Drainage - Air Source Heat Pump and Underfloor Heating in Extension  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Borough Council of Fenland - Council Tax Band C  
Freehold



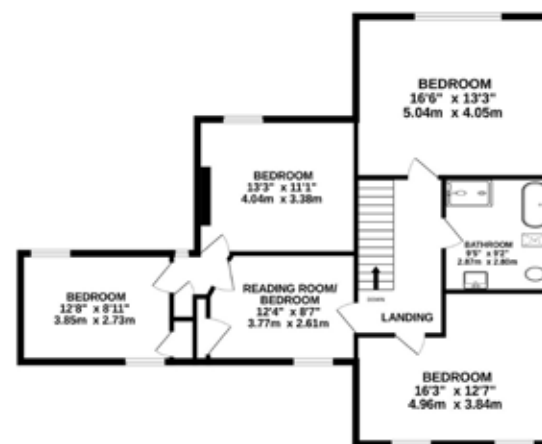
DOUBLE GARAGE  
400 sq ft. (37.1 sq.m.) approx.



GROUND FLOOR  
1287 sq ft. (120.6 sq.m.) approx.

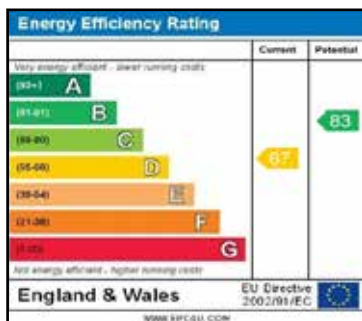


1ST FLOOR  
927 sq ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2664 sq.ft. (247.5 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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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.









# FINE & COUNTRY

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