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THE STORY OF

# Newton House

*Newton-in-the-Isle, Cambridgeshire*

SOWERBYS



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Newton-in-the-Isle, Cambridgeshire  
PE13 5HW

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Grade II Listed Georgian Farmhouse  
Dating from 1807

Beautifully Restored and Extended, Blending  
Period Charm with Modern Comfort

Five Spacious Bedrooms, Including a Luxurious  
Principal Suite with Dressing Room and En-Suite

Open-Plan Kitchen, Breakfast and Family Room  
with Log-Burner and French Doors to Garden

Formal Drawing Room, Dining Room, Study,  
and Bespoke Hardwood Conservatory

4.65 Acres (STMS) of Landscaped Gardens,  
Orchard, Paddocks and Woodland

Walled Swimming Pool Area and Boccia Court

A Range of Versatile Outbuildings  
with Planning Consent

Peaceful Village Setting with Easy Access to  
Wisbech, King's Lynn and Peterborough

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Sowerbys are delighted to present Newton House, an enchanting Grade II listed Georgian farmhouse, steeped in history and embraced by 4.65 acres (STMS) of magical grounds in the peaceful village of Newton-in-the-Isle. Dating from 1807 and once the heartbeat of the village's agricultural past, this elegant home has been sensitively adapted and restored to offer a rare blend of period grace and modern family living.

From the moment you arrive, Newton House feels like a sanctuary. A tree-lined approach gives way to formal lawns and a picturesque pond that glistens under the morning sun - a view best enjoyed from the open front door, where the gentle sound of birdsong sets the tone for the day.

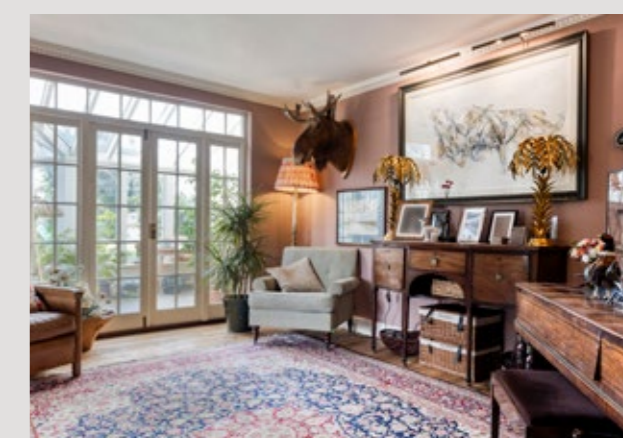
Inside, the layout flows with an ease that invites both quiet contemplation and grand entertaining. The welcoming reception hall, complete with original staircase, leads to a series of beautifully proportioned reception rooms: a stately drawing room, a charming dining room, and a serene study. At the rear, the main 'hub of the home' opens up - a generous open-plan kitchen and breakfast room, warmed by oak floors and natural light, links effortlessly to a family room with a log-burner and through to a bespoke hardwood conservatory. These spaces spill naturally out into the garden, making them perfect for gatherings that last from morning coffee to candlelit evenings.

Upstairs, five bedrooms offer tranquil retreats, each with their own outlook across the grounds. The principal suite, with its spacious dressing area and elegant en-suite, is a haven of peace, framed by views over the orchard and paddocks beyond. A large family bathroom completes the upper floor, offering a separate shower and bath to meet the needs of a busy household.





Since 2018, Newton House has been loved as a family home — cherished for its tranquillity, generous space and the deep harmony between house and garden.

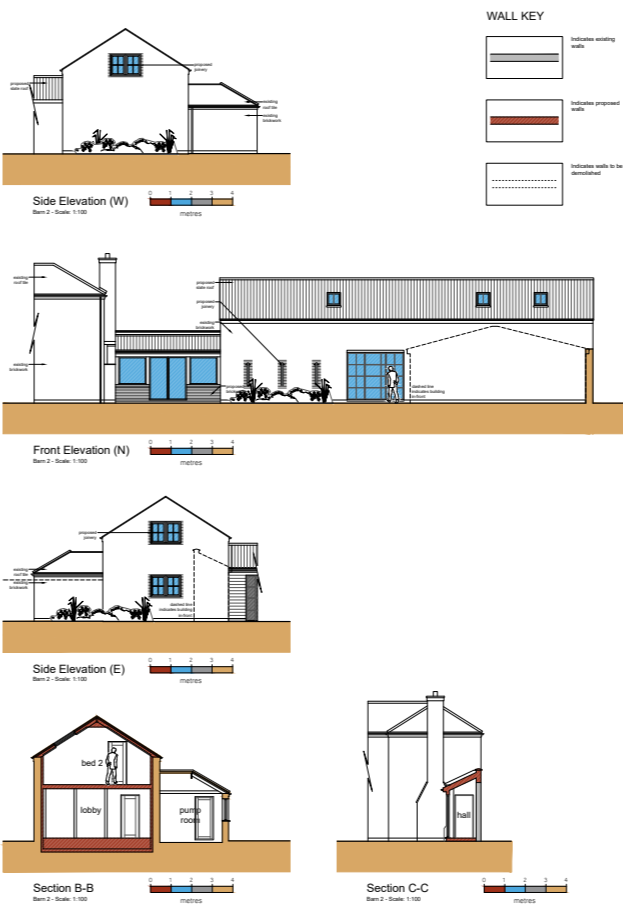
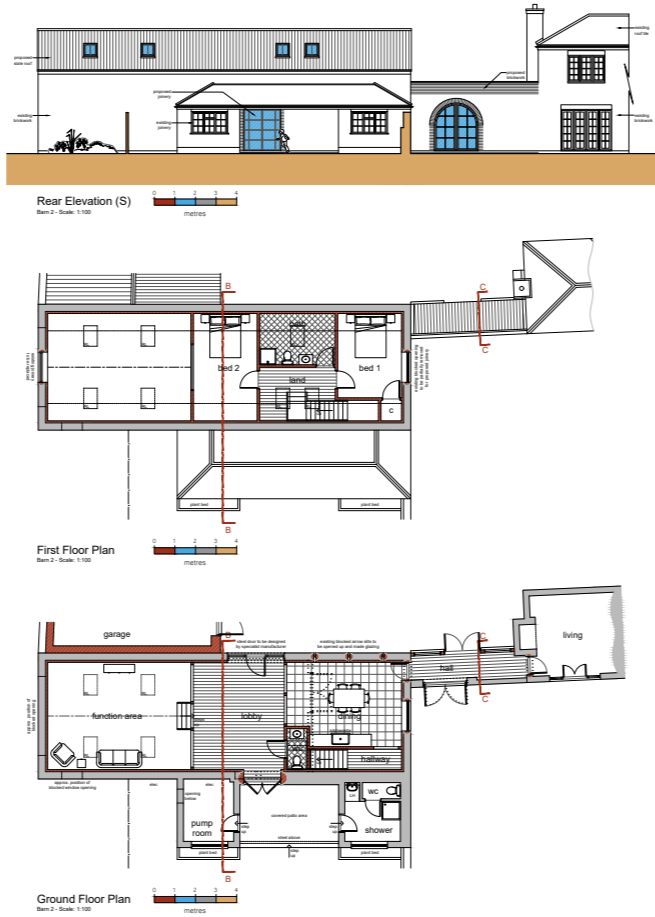


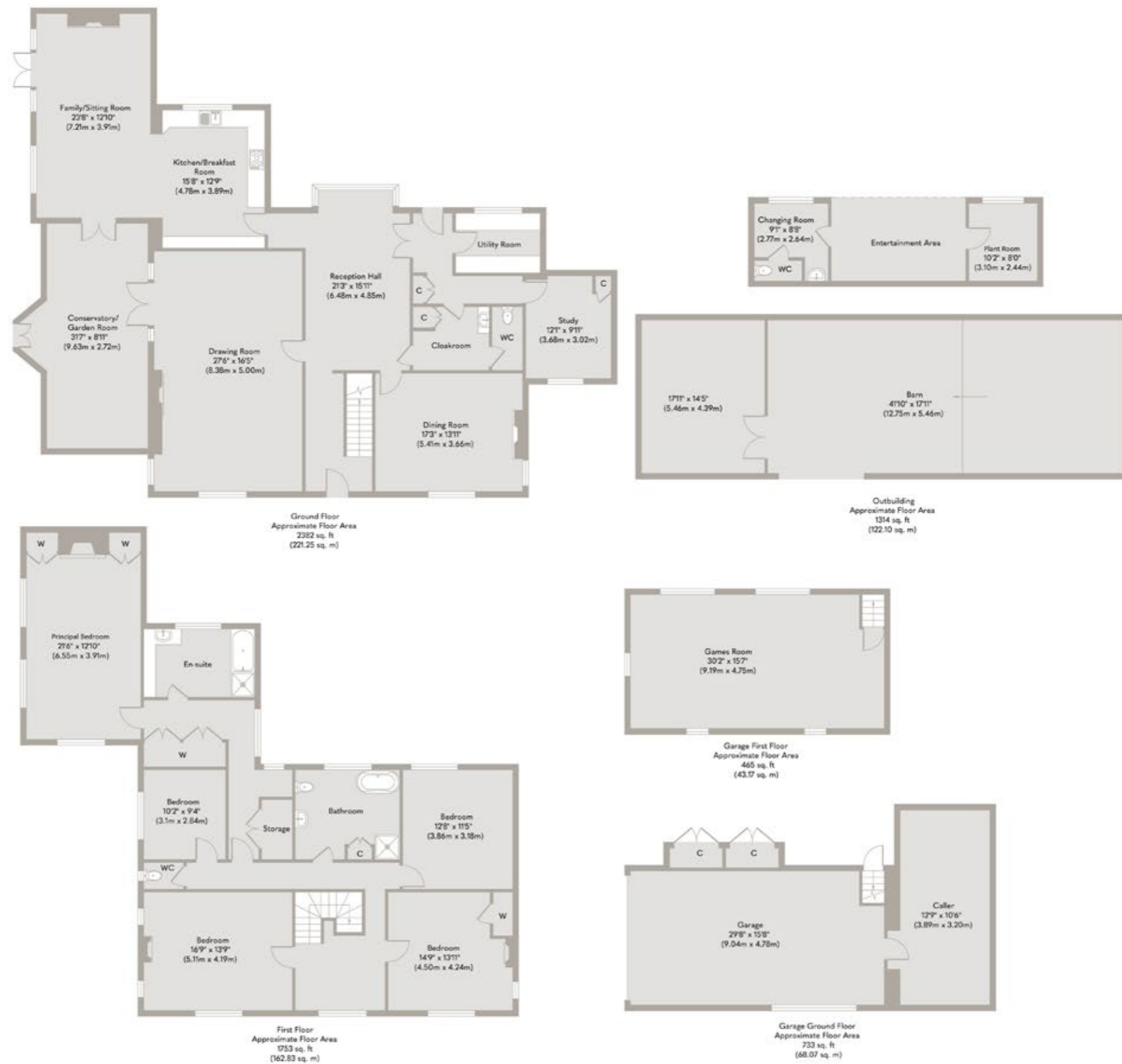


Step outside and the lifestyle possibilities unfold in every direction. A walled swimming pool area promises lazy summer days, while the orchard and woodland paths invite rambling adventures. There's a walled boccia court for friendly games and open paddocks for equestrian or smallholding dreams. The range of outbuildings – including a substantial barn, coach house and entertainment space – all benefit from planning consent, allowing for significant further development to suit a variety of needs, whether multi-generational living, guest accommodation or creative business use.

The surrounding area is rich in history and community spirit. Just a short drive away, the Georgian market towns of Wisbech and King's Lynn offer a range of cultural and everyday amenities, while Peterborough's station links you to London in under an hour. Nearby gems like Peckover House, with its fascinating heritage and gardens, offer peaceful days out steeped in local charm.

Since 2018, Newton House has been loved as a family home - cherished for its tranquillity, generous space and the deep harmony between house and garden. It is a place that quietly impresses, welcoming all who visit with warmth and timeless elegance.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Newton-in-the-Isle

TRANQUIL FENLAND LIVING WITH  
URBAN ACCESS

Nestling under the vast Fenland skies, the village and parish of Newton-in-the-Isle sit in the northernmost corner of Cambridgeshire, just four miles north of Wisbech. Surrounded by open countryside, the village enjoys a peaceful, rural setting with picturesque vistas and a warm sense of community. With its quiet lanes and far-reaching views, Newton-in-the-Isle offers the charm and tranquillity of classic Fenland living.

Newton-in-the-Isle embodies a community spirit, where historic architecture blends seamlessly with modern comforts, creating an idyllic setting for rural living.

Located in close proximity to Wisbech, King's Lynn, and Peterborough, residents enjoy easy access to vibrant market towns and city amenities. Wisbech beckons with its rich heritage and bustling markets, while King's Lynn boasts medieval architecture and waterfront charm. Peterborough, a vibrant city steeped in history, provides extensive shopping, dining, and cultural opportunities. Newton-in-the-Isle offers a perfect balance of rural tranquility and urban convenience, making it an ideal place to call home.



*Note from Sowerbys*



...an enchanting  
Grade II listed  
Georgian  
farmhouse,  
steeped in history  
and embraced  
by 4.65 acres  
(STMS.)...



## SERVICES CONNECTED

Mains water and electricity. Oil fired central heating, log burners and open fireplaces.  
Private drainage.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///twin.sunset.overtones

## AGENTS NOTE

For further information on the planning permission, please visit the local authority planning portal and enter the reference number F/YR22/0957/F

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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