



THE STORY OF

Hogens Hall Barn

Newton-In-The-Isle, Norfolk

SOWERBYS



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Hogens Hall Barn

Newton-In-The-Isle, Norfolk
PE13 5FD

Outstanding Detached Barn Conversion

Converted Over 10 Years with
Craftsmanship and Premium Finishes

Architectural Salvage Features Reclaimed Doors

Four Bedrooms, Two Bathrooms Wet Room

Second Upstairs Bedroom with
En-Suite Shower Room

Dramatic 38-Ft Open-Plan Kitchen/
Dining/Sitting Space

Air Source Heat Pump with
Underfloor Heating Throughout

Detached Double Garage and
Ample Driveway Parking

Beautifully Landscaped Garden with
Patio, Pergola and Mature Planting

Idyllic Setting in Newton-in-the-Isle

Offered with No Onward Chain

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Once an agricultural barn, Hogens Hall Barn has been lovingly and meticulously transformed over the past decade into a striking, light-filled home of exceptional quality. Tucked away along a quiet country lane in the desirable village of Newton-in-the-Isle, this detached residence offers over 2,800 sq ft of thoughtfully designed accommodation, where craftsmanship and comfort take centre stage.

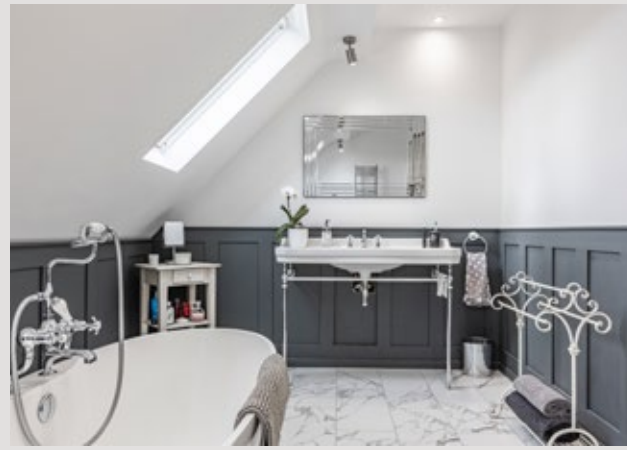
At the heart of the home lies a spectacular 38-ft open-plan kitchen, dining and sitting area, filled with natural light and finished with a seamless mix of old and new. Underfloor heating, powered by an efficient air source heat pump, ensures warmth throughout the seasons - while the layout itself encourages sociable living, quiet retreat, and everything in between.

True to the owner's background in architectural reclamation, the interiors are enriched by a stunning array of reclaimed internal doors, many of which have been sourced from manor houses across Europe. These details bring character, texture, and timeless beauty to the home - each one a story in its own right.

The ground floor includes two bedrooms - one currently used as a snug or fourth bedroom - along with a stylish wet room, utility area, and boot space. The detached double garage sits just beyond, offering excellent potential for storage, a workshop, or future conversion (subject to permissions).

Upstairs, the first floor offers two well-appointed bedrooms. The larger principal suite spans over 25 feet and enjoys charming garden views and space for a dressing area or reading nook. The second upstairs bedroom features a private en-suite, making it perfect as a guest suite or teenager's retreat. A beautifully appointed family bathroom serves the remainder of the accommodation. A striking double-height void adds architectural drama and draws natural light through the home.





The gardens are no less impressive - beautifully landscaped and lovingly maintained, they provide a perfect blend of structure and softness. With mature hedging, shaped topiary, seasonal colour, and thoughtfully placed seating areas, the garden offers a peaceful, private backdrop to everyday life. A pergola frames the patio space, ideal for alfresco dining, while the lawn stretches out toward a tree-lined horizon - perfect for children, pets, or simply soaking up the stillness of this semi-rural setting.

With no onward chain, this is a rare opportunity to acquire a home of genuine individuality - a barn conversion that offers as much substance as it does style.





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



Rear Garden

“...beautifully landscaped and lovingly maintained, they provide a perfect blend of structure and softness.”



SERVICES CONNECTED

Mains electricity and water. Drainage to private sewage treatment plant. Heating via Air Source Heat Pump with underfloor heating to the ground floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 1400-7827-0732-5524-3153

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: ///blackbird.farm.unfilled

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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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