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THE STORY OF

The Limes Farm House

Elm, Cambridgeshire

SOWERBYS



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Elm, Cambridgeshire
PE14 0BQ

Grade II Listed Georgian Farmhouse

Approx. 1.13 Acres (STMS) of Private Grounds

Gardens Designed by Chelsea Gold
Medallist Thomas Hoblyn

Six Spacious Double Bedrooms

Characterful Reception Rooms with
Open Fires and Log Burners

Bespoke Kitchen with Integrated
Appliances and Concealed Cabinetry

Extensive Utility, Pantry and
Elegant Storage Throughout

Versatile Outbuildings Including
Two Substantial Barns

Idyllic yet Central Village Setting
with a Strong Sense of Privacy

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There is a quiet confidence to The Limes Farm House. A sense that everything here has been carefully considered, gently evolved and deeply appreciated over time. After more than sixteen years in residence, the current owners leave behind a home that feels both settled and uplifting - a Grade II listed Georgian house that balances elegance with an easy, everyday warmth, rich in character and period detail.

Set within a plot of approximately 1.13 acres (STMS) and positioned in the centre of the village yet remarkably private, the approach hints at what lies beyond: a home framed by beautifully composed gardens that have been thoughtfully designed to complement the architecture rather than compete with it. Designed by Chelsea Flower Show Gold Medal winner Thomas Hoblyn, the grounds are both structured and naturalistic, creating a setting that feels established, calm and entirely its own - a natural extension of the house's heritage.



Inside, the proportions are immediately reassuring. High ceilings, sash windows and a wealth of original features speak to the home's Georgian pedigree, while the flow of the rooms reflects a house that has been carefully adapted for modern living. Reception rooms unfold with purpose and personality, each offering a slightly different way to live - whether that's gathering, retreating or simply enjoying the changing light throughout the day. The sitting room is refined yet welcoming, centred around an open fire that brings both character and a natural focal point to the space. The snug offers a more intimate mood; a place the owners have long favoured for its enveloping sense of comfort, further enhanced by a log burner and a charming bay window that draws in natural light. In the dining room, a log burner introduces a softer, ambient warmth, ideal for long, unhurried evenings.

The kitchen/breakfast room has been thoughtfully designed and crafted by Bakehouse Kitchens of Stamford, balancing understated style with everyday practicality and creating a space that is as sociable as it is functional.

A host of integrated appliances are seamlessly incorporated, while beautifully designed cabinetry cleverly conceals those that might otherwise clutter work surfaces. Between here, the utility/boot room and the pantry, there is a wealth of brilliantly diverse and elegantly detailed storage. This is supported by a well-planned utility/boot room that keeps the practicalities neatly out of sight. A study completes the ground floor, offering a quiet corner for work or reflection.

Upstairs, six double bedrooms provide generous and versatile accommodation. Two enjoy en suite facilities, while the remainder are served by beautifully appointed bathrooms installed by Deval of Cambridge, each finished with a clear emphasis on quality and detail. The layout lends itself equally to family life or hosting guests, with a natural flow between spaces.





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We are so lucky to have lived here for the past 16 years, with so little changing to alter the character of the place we fell in love with.



Beyond the house, the experience becomes even more layered. A remarkable collection of outbuildings - including two substantial two-storey barns - opens up a breadth of opportunity, whether for creative pursuits, storage, workshops or something more ambitious. A potting shed, coal store, summer house and additional workshop with WC further enrich what is already an incredibly versatile setting.

The gardens themselves are quietly captivating. Designed for year-round enjoyment, they move seamlessly from more formal areas into softer, naturalistic planting. A raised terrace provides an elevated vantage point for outdoor dining, while two further seating areas - one covered and another beneath a pergola - offer places to gather depending on the mood and the season. Beyond, an enchanting woodland area invites exploration, complete with a wooden bridge and winding paths, while open lawns, mature trees and carefully planted borders ensure colour and interest throughout the year. The kitchen garden adds a final, deeply satisfying layer for those drawn to growing and harvesting their own produce.

Living here has meant space - not just in terms of square footage, but in the freedom to enjoy both house and grounds in different ways as the day unfolds. It is a home that encourages a slower pace when wanted yet has the scale and adaptability to rise to larger occasions. Despite its central village position, there is a sense of seclusion here that has remained unchanged over the years - something increasingly rare.

The Limes Farm House is, at its core, a home of quiet distinction. Mature, elegant and private - a place shaped by thoughtful design, careful stewardship and a genuine appreciation for how a house should feel to live in.



Elm

HISTORY MEETS PEACEFUL COUNTRYSIDE
IN A WELL-PLACED VILLAGE

A charming village in Cambridgeshire, Elm is located just a few miles southwest of the market town of Wisbech. Nestled in scenic Fenland, it offers a tranquil rural lifestyle with a strong sense of community. The village's history dates back centuries, with its name thought to derive from the abundance of elm trees that once flourished in the area. Elm retains a traditional charm while embracing modern living, making it a sought-after location for families and retirees alike.

The centerpiece of the village is All Saints Church, a striking medieval structure with a rich history and stunning architecture, featuring a mix of Early English and Perpendicular styles. Surrounding the church are well-preserved cottages and homes, reflecting the village's historical character.

Elm is surrounded by the picturesque flatlands of the Fens, which provide a unique and serene landscape for walking, cycling, and birdwatching. The nearby River Nene and its waterways offer opportunities for fishing and boating, adding to the outdoor appeal.

Despite its peaceful setting, Elm benefits from good transport links, with easy access to Wisbech and nearby cities such as Peterborough and Cambridge. Local amenities include a primary school, a few shops, and pubs, ensuring residents have essential services close to hand.

The village's community spirit is evident in its local events and activities, bringing neighbours together in this idyllic corner of Cambridgeshire. Elm is a delightful blend of heritage, natural beauty, and contemporary convenience.



Note from the Vendor



“It has been a joy to enjoy such a private setting in the heart of the village, surrounded by mature and thoughtfully designed grounds.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating with log burners and open fire.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:-6100-0307-0422-5628-3463

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: ///trifling.tycoons.with

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SOWERBYS

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