



Orchard Barn
Newton-in-the-Isle | Wisbech | PE13 5EY

MEDITERRANEAN VIBE



An extremely attractive, single storey property converted from derelict old barns, is tucked away in a private oasis in the Cambridgeshire fens and provides a modern, well appointed, four bedroomed home built and fitted to the highest calibre with an orientation capitalising on the sun's rays and with a wonderful connection to the outside.



INSIDE

- A beautiful Barn converted by the current seller, surrounded by open Countryside
- Versatile accommodation thought to suit multi-generational living and home working
- Sitting Room, open plan Kitchen/Diner and Family Room, Utility & W.C.
- Four Bedrooms, Master with En-Suite and walk in Dressing Room, Guest Room with En-Suite and further two Bedrooms with shared Shower Room
- Enclosed Gardens with Swimming Pool/Jacuzzi area and Detached Double Garage
- The property was previously featured in '25 Most Beautiful Homes' Magazine
- Total Accommodation Extends to: 2,938 sq.ft
- Energy Rating: D

Extremely Sunny and Spacious

The owners came across the tumbled down barns in 2005 and despite the enormous undertaking, embarked upon a year's project to create a fabulous U-shaped home, its spacious rooms flooded with light as they wrap around a south facing courtyard with an entertaining space under a bamboo-clad pergola and a decked area around a heated pool.

"It is like being on holiday all the time here! You feel as if you're in the Mediterranean," enthuses the owner who, together with his wife, designed the entire property with no expense spared. Underfloor heating stretches throughout, below the Indian flagstones which together









KEY FEATURES

with the overhead beams in the vaulted ceilings - many the original nineteenth century ones rescued - imbue a rustic feel yet there is an air of glamour and luxury in the style of the interior from the carefully considered lighting to the quality of materials employed.

Ideal for Entertaining

Rooms are very generous in size with both the kitchen diner and the sitting room around 8 metres long and 4.5 metres wide. The sitting room features a contemporary log-burner at the far end, has two windows facing west and two pairs of French doors opposite that open onto the courtyard making this a perfect house for holding a party. The fitted kitchen is from Hardy's of France with black granite worktops, hand painted in Farrow & Ball stone colour and mirrored splashbacks that reflect the garden to the south through an entire wall of glazing where French doors open onto the terrace. "We need the pergola to provide some shade – the house is blessed with light and warmth; the timber windows and doors are triple-glazed and there is space-age insulation! The underfloor heating is in 3 separate zones making it exceptionally versatile, and economical."

Abundance of Storage

All the internal doors with their Suffolk latches are solid oak made by a master craftsman working on the royal Sandringham estate, whilst built-in storage in the home is plentiful. The utility room is like a second kitchen with proper kitchen units lining the walls, lots of worktop space incorporating a sink and drainer, with space for a fridge









KEY FEATURES

freezer, under-counter washing machine and tumble dryer. The entrance hall has a walk-in boot room, the master bedroom includes a walk-through dressing area flanked by mirrored wardrobes, and the second bedroom has a large walk-in wardrobe as well as a separate en suite.

Splendid Contemporary Bathrooms

All the showers are wet-room style, all are completely tiled, all fitted in a contemporary fashion. The master bedroom en suite is particularly spectacular in size and sophistication. Completely clad in travertine marble, the huge, curvaceous, double-ended bath is luxurious, the walk-in shower spacious, and the twin, counter-top basins circular travertine stone. Subtle, low-level spotlights embedded in the walls light your way down the corridor leading to all the bedrooms; in daylight, views to the rear are over the fen landscape where rows of fruit trees provide beautiful spring blossom. The end two bedrooms which share a bathroom – or ‘the guest wing’ - might be ideal for elderly parents living alongside, with one as a bedroom, the other as a living room. Here too, French doors open onto the decked pool area.

Private Sheltered Haven

Outside, a totally private, sheltered haven that enjoys plenty of sunshine and offers an enviable lifestyle has been created. “From the road, no-one realises we are here,” says the owner. You approach through a gate into a secluded world nestling within evergreen hedging or greenery. The gravelled drive provides parking for several







OUTSIDE

cars off which a double garage with automatic door stands. The garden is divided into four sections: the drive area, the lawned garden hidden behind hedging, the gravelled and paved space directly outside the kitchen and sitting room, and the decked area incorporating the heated swimming pool. Various spots are set out for sitting in the sun or for alfresco dining, with an automatic heater installed for chilly nights.

“The pool is surrounded by decking; it’s an exercise pool so you can swim against a current, and there’s a Jacuzzi for three people at one end. The lawned area is surrounded by thick 12-foot-high bamboo, and in the middle, we planted a hundred-year-old olive tree which I would take with me if only I could!” laughs the owner. This exotic flavour is enhanced by a palm tree as you enter this private zone where you feel as if you have arrived for a luxurious holiday in the sun.

Plenty within Easy Reach

The location has excellent road links for reaching Norfolk and its beautiful coast about a forty-minute drive to the northeast. The attractive Georgian market town of Wisbech is only a few minutes south for all your shopping and leisure needs as well as the highly sought after, independent Wisbech Grammar School. The next-door village of Tydd St. Giles is home to a superb Golf & Leisure Club with bar, café and restaurant, and just a three minute drive up the road the Aayo Gurkahli is a recently opened Nepalese and Indian restaurant serving fabulous food.











INFORMATION



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.

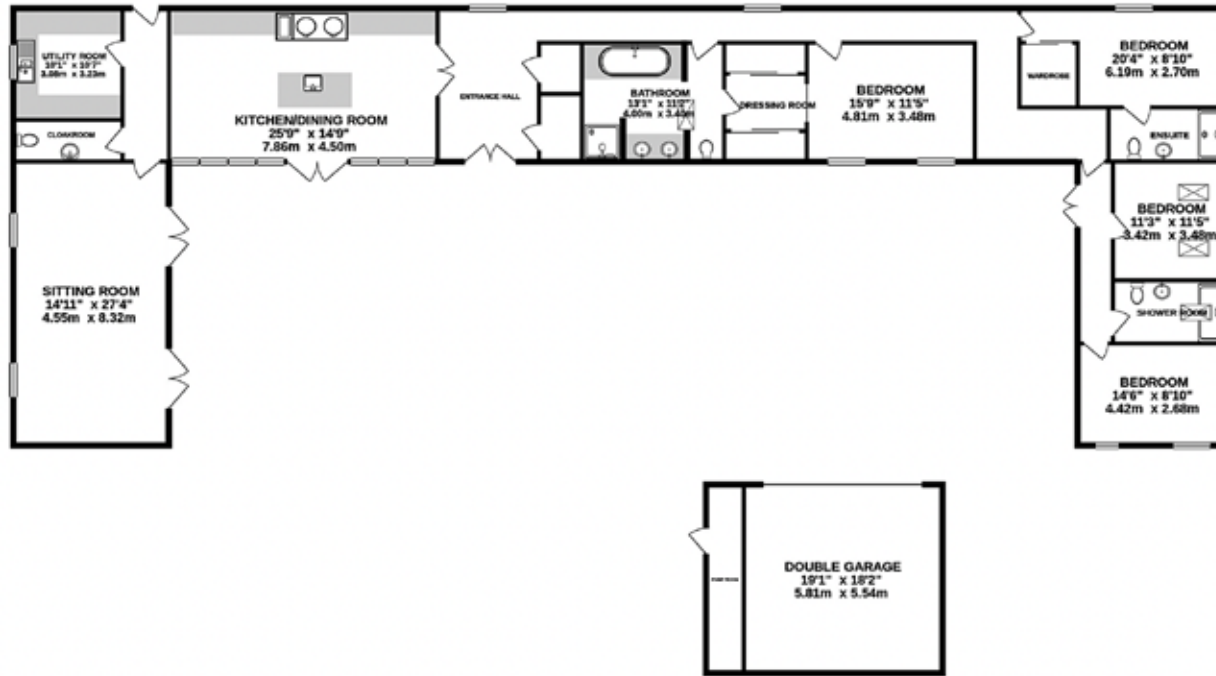
Services...

OFCH,

Fenland District Council

The Property is Freehold

GROUND FLOOR 2938 sq.ft. (273.0 sq.m.) approx.



TOTAL FLOOR AREA: 2938 sq.ft. (273.0 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		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Fine & Country Kings Lynn
Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

