



THE STORY OF

Hallfield House

Newton-in-the-Isle, Cambridgeshire

SOWERBYS

S

THE STORY OF

Hallfield House

292 High Road, Newton-in-the-Isle,
Cambridgeshire, PE13 5HR

A Truly Tranquil, Spacious Home

Four Double Bedrooms, All with En-Suites

Hallway with Stone Open Fireplace

Galleried Landing

Sitting Room with Open Fireplace, Plus
Adjoining Music/Snug Room

Formal Dining Room

Kitchen/Dining Room and Utility Room

Double Garage and Ample Off Road
Parking via Carriage Driveway

Beautifully Landscaped Garden

Half an Acre Plot (STMS)

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“Moving here has given us a more relaxed
pace of life.”

In the north Cambridgeshire village of Newton-In-The -Isle, stands a wonderful detached Edwardian cottage, which dates back to 1909, this beautiful and unique home has been modernised and extended yet, still manages to maintain many original features. Part rendered, part timbered using Siberian Larch, all cleverly blended with the reclaimed brick.

A mature, wrap around garden, with well-tended lawns and borders, plus decking and patio terrace area's is ideal for entertaining all, offering complete privacy.

Our sellers were immediately captivated by this tranquil home. Over the years

they have truly made it their own, embracing the relaxed lifestyle that this beautiful setting has to offer.

Tucked away behind mature hedging, Hallfield House stands proud, while still maintaining its privacy - making for a perfect combination

Upon entering the reception hall, you are greeted by a sense of space and elegance, highlighted by the gallery landing and striking stone open fireplace. The owners love the sophistication of this hallway, especially during Christmas time when they install their 10ft Christmas tree, enhancing the beauty of this hallway, which is easy to envision.



The kitchen/dining room serves as the heart of the home, attracting family and friends with its warm and inviting atmosphere. Enthusiastic cooks can showcase their culinary skills while guests can enjoy the company of the chef. The most remarkable feature, however, is the breath-taking view of the beautifully landscaped garden, which floods the room with natural light through its dual aspect windows.



“We love the kitchen, we spend so much time here as we enjoy cooking whilst chatting away...”

For special occasions, the formal dining room provides an extra touch of elegance, ensuring guests feel truly special.

At the other end of the property, there is a spacious sitting room and a music room located to the side, which could be utilised as a study. With triple aspect windows, a striking open fireplace, exposed floorboards, this room offers a perfect balance between generous proportions and a cosy ambience.





Ascending to the upper level, the gallery landing maintains the same sense of space and sophistication. From here, one can access the four double bedrooms, each boasting its own en-suite. The principal bedroom also features a walk-in dressing room. Every window offers breath-taking views, adding to the overall allure of the property.



“It’s lovely waking up to the sound of birds singing.”



The outdoor space has undergone a complete transformation, as our sellers have poured their love into the garden. The driveway leads to a double garage and provides ample parking.

Step through the arched gate and into the beautifully maintained rear garden. The patio area is perfect for summer barbecues, while the lawn, mature trees, shrubs, hedges, and flower beds ensure a colourful garden throughout the year.

This sophisticated home, with its spacious interiors and serene location, offers a tranquil retreat which is truly irresistible.



First Floor
 Approximate Floor Area
 1,222 sq. ft.
 (113.5 sq. m.)



Garage
 Approximate Floor Area
 465 sq. ft.
 (43.2 sq. m.)

Ground Floor
 Approximate Floor Area
 1,290 sq. ft.
 (119.9 sq. m.)

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.

ALL THE REASONS



Newton-in-the-Isle

IS THE PLACE TO CALL HOME



This picturesque village offers a delightful blend of history, community spirit, and a range of activities for residents and visitors alike.

The Village Hall serves as the heart of the community, home to regular coffee mornings, club meetings, fund raising events and so much more. There is also a Post Office counter here, which opens every Thursday 10am – 12pm.

The historic centerpiece of the village is the Church of St James, with a rich history spanning over 800 years and magnificent architecture.

Newton-in-the-Isle is a vibrant community with a diverse range of clubs and activities run by dedicated individuals or groups for the benefit of local residents.

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is less than five miles away, renowned for its elegant Georgian architecture. The town has an abundance

of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Perfectly situated to access all that Norfolk has to offer, from beaches to forests, yet still a stone's throw from our neighbouring counties and both King's Lynn and the city of Peterborough, possessing excellent rail links.



Note from the Vendor



The Gardens at Hallfield House

“The garden views from the kitchen are breathtaking.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating. Septic tank drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 9088-3070-7256-5388-7904

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: ///hook.ecologist.bath

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL