



The Granary
Middle Drove | St. Johns Fen End | Norfolk | PE14 8JP

RURAL DREAM, FAMILY SCENE



Set amidst the idyllic landscape of the Norfolk Fens, this property is truly a hidden gem, a spacious country home with a luxurious annexe, beautifully landscaped gardens and first-rate equestrian facilities. Designed for multi-generational living, this contemporary barn conversion offers comfort, space and flexibility, all on an impressive 3.5 acre plot (stms).



KEY FEATURES

- A Modern Barn Conversion with a Self Contained Two/Three Bed Annexe in the Village of St. Johns Fen End
- Exceptional Equestrian Land of 3.5 acres (stms) and Facilities with Stables/Tack Room
- Four Spacious Bedrooms - Two with En-Suites and a Family Bathroom
- The Principal Bedroom benefits from Panoramic Garden and Paddock Views
- Large Kitchen/Breakfast Room with Central Island
- Very Generous Living Room Open Plan to Dining Room
- Conservatory overlooking Gardens and Fields
- Landscaped Garden with Apple, Pear and Cherry Trees
- Exceptional Parking and Storage including Two Large Corn Silos with Development Potential
- The Accommodation extends to 3,047sq.ft
- Energy Rating: TBA

Light pours into the home's open-plan living spaces, while the conservatory and principal bedroom provide tranquil vantage points to enjoy stunning views over wildlife-rich paddocks and trees. Offering superb equestrian amenities yet equally suited for those seeking countryside calm and beautiful gardens, The Granary is both a sanctuary and a hub for family gatherings and celebrations.

Family Comforts

The property began life as a corn storage barn and was later converted, thoughtfully blending country authenticity with modern comfort. "Once we found The Granary, we knew it was the one. A converted barn, which was once a corn storage barn, was converted by the then owners around 2010. They obviously put a lot of love and thought into it – as it had everything we were looking for and was ready for us to just move into in May 2017," the owners said. And during their tenure, the family further improved the property by creating a stylish annexe, so allowing three generations the privacy and independence they were seeking, all under one roof. The additions were a labour of love for them. "We embarked on the process of converting the other barn and it is now the amazing barn annexe you see today," they explained.





KEY FEATURES

Favourite Spaces

The kitchen with its huge island is “A favourite place for us all to gather, and many a time has been spent socialising in it,” the owners said. Their love of their home and its setting shines through their daily routines: “From the conservatory, where we sit and have breakfast, we watched the two sets of blue tits and their babies nesting ... seeing the babies fledge in May was such a lovely sight,” they said. Large windows frame peaceful views, with the principal bedroom providing the perfect reading nook overlooking the gardens, stables and open fields.

The Grounds

With 3.5 acres (stms), The Granary offers exceptional equestrian facilities and superb outdoor living. The three Redmire stables (12x12ft) are professionally constructed, accompanied by a tack room and hay barn. “We have stables and a field which was previously used for horses but now is great for exercising our dogs,” the owners explained. The large paddock has secure fencing, with easy vehicle and pedestrian access, making it ideal for grazing or year-round turnout. The practicalities extend to storage – with two large original corn silos for tack, feed or country gear. The present owners have retained these as they have proved to be such convenient storage units, but it should be noted that they could be removed by a new owner if so desired. There is the potential to use the substantial area to erect an outbuilding or possibly a further dwelling (subject to relevant planning consents). The gardens are attractively planted, with apple, pear and cherry trees, and multiple seating areas for entertaining or soaking up the views. Wildlife abounds: “We share our garden with lots of wildlife, roe and muntjac deer, foxes, hares and birds aplenty ... You can sit in the principal bedroom and look out over the garden, stables and fields beyond and watch the wildlife and birds or just relish the peace and quiet with a good book,” the owners said.

On Leaving

The owners reflect fondly on their time at The Granary, with particular appreciation for the special moments shared as a family. “Although we have many happy memories of our time at the property including Christmas and birthday celebrations with all the family over, the two that stand out are a family wedding when we hired a marquee for eighty people and there was sufficient parking for all the guests. The second being our newborn grandchild coming home for the first time to their new annexe – they were just across from us for lots of cuddles!” the owners said. The property’s peaceful rural setting and excellent facilities have provided the perfect backdrop for family life and celebrations.

































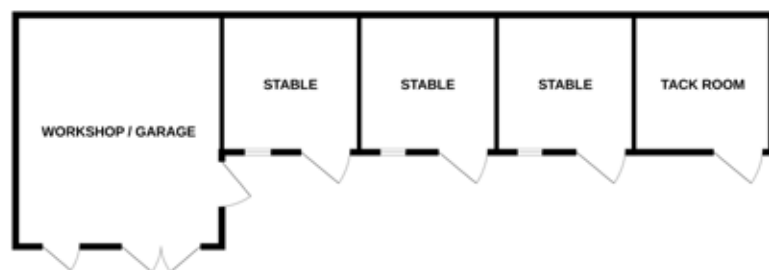








GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Blueprints (2022)

INFORMATION



How Far Is It To?

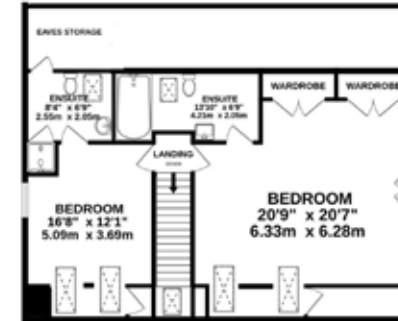
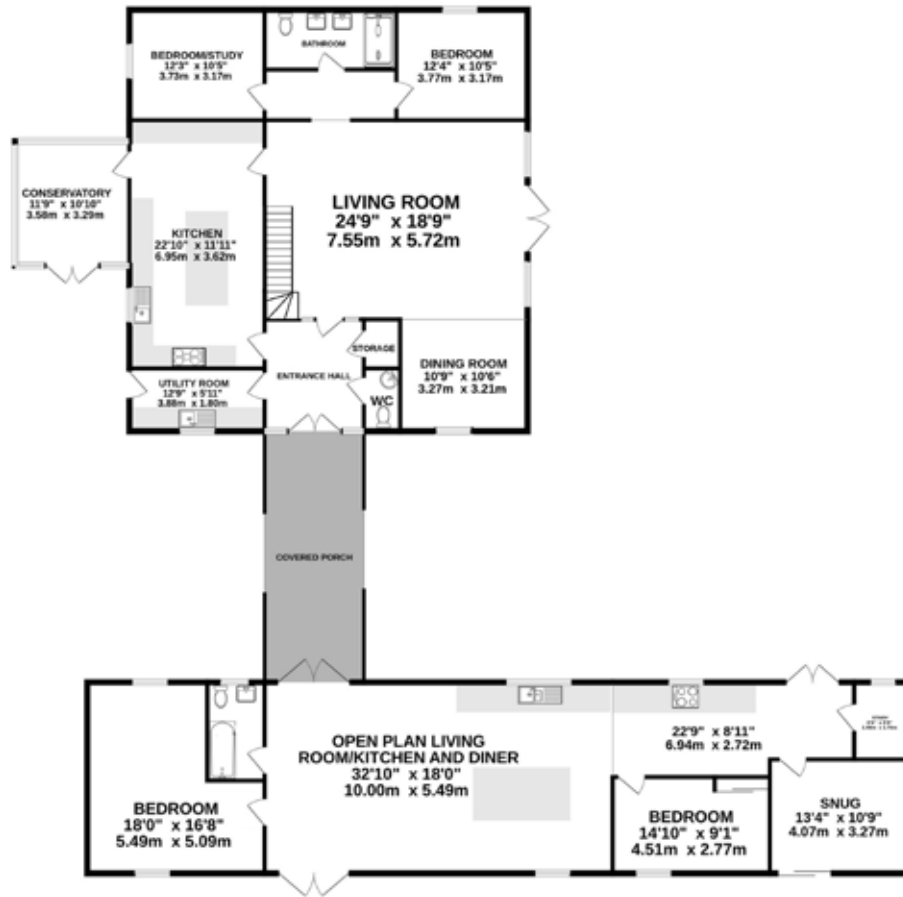
St. Johns Fen End is a peaceful rural area, yet King's Lynn at approximately 10 miles by road and Wisbech at around 8 miles are both within easy reach. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities is 20 minutes away with a direct rail link to Cambridge and London. The historical market town of Wisbech offers 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. Terrington St. John just under 5 miles by road has a primary school, doctor's surgery, pharmacy and more. The village also has very good bus connections to King's Lynn and Peterborough, excellent access to King's Lynn, Cambridge and London King's Cross via the mainline rail link from Watlington (8.5 miles from the property) and local amenities which means this property is as practical as it is picturesque.

Directions

From King's Lynn, head southeast on the A47 towards Wisbech for approximately 3 miles. At the Shoreboat Roundabout, take the third exit signposted to Tilney All Saints. Stay on the Main Road for 2 miles as it turns into Lynn Road and then New Road at it passes over the A47. Stay on this road as it becomes Church Road, School Road and subsequently Black Drove, then pass over a small bridge and take the right turn into Middle Drove. Continue along and the property will be found on the right-hand side, clearly identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, LPG Gas for Cooking, Mains Water
Large Klargestor Biodisc Tank for Drainage (with capacity for three properties)
ADSL Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn & West Norfolk District Council - Council Tax Band F
Freehold



TOTAL FLOOR AREA : 3923 sq.ft. (364.5 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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This property requires an Energy Performance Certificate, which is in the process of being done

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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