



Pleasant View
Middle Drove | St. Johns Fen End | Norfolk | PE14 8JP

 FINE & COUNTRY

WIDE HORIZONS



Wrapped on every side by open farmland and wide fenland skies, this individually designed modern home offers light-filled accommodation, four double bedrooms and no near neighbours.

With panoramic field views from almost every window and, at its heart, a vast open plan kitchen and dining space which will not fail to impress.

This is a home, made for space, light and peace.



KEY FEATURES

- A Striking Individually Designed Detached Family Home in the Village of St. Johns Fen End
- Four Double Bedrooms (En-Suite to Principal) and Family Bathroom
- Open Plan Kitchen/Dining/Family Space with Breakfast Bar & Log Burner
- Sitting Room, Family Snug and Separate Study
- Double Height Entrance Hall with Floor to Ceiling Glazing
- Stunning Panoramic Views Over Open Fields
- Air Source Heat Pump with Underfloor Heating
- Generous Easy to Maintain Garden with Multiple Patio Areas
- Double Garage and Gated Driveway with Ample Parking
- Peaceful Rural Setting with No Near Neighbours
- Total Accommodation extends to 2,687 sq.ft
- Energy Rating: B

Individually designed homes in settings as open and unspoilt as this seldom come to the market. With its flexible layout, high specification and uninterrupted views across the fields, Pleasant View presents an exceptional opportunity for those seeking space, privacy and modern comfort in equal measure.

Unique Home

"It was the extremely large kitchen diner, the panoramic open views across the fields and the fact that there are no neighbours. The separate study, the family snug and the underfloor heating all appealed to us too," the owners said when asked what first drew them to the property. Completed as a bespoke new build around six years ago, Pleasant View was conceived as a one-of-a-kind design, and there is nothing else quite like it in the surrounding area. Mellow brick elevations sit beneath a slate roof with crisp, contrasting dark cladding to the gables and single storey wings, while the glazing has been arranged to draw the surrounding countryside into almost every room. "The extremely large window at the front and the double entrance doors make a wonderful first impression," the owners added.

Space and Light

The double entrance doors open into the entrance hall, which reaches up the two full storeys of the property and delivers an immediate wow factor. Floor to ceiling glazing floods this space with natural light, and an oak staircase with contrasting spindles rises to a galleried landing above. The study sits to the front of the house, a well-proportioned room that makes working from home a pleasure, while at the end of the entrance hall the sitting room enjoys French doors to the garden and has the distinction of views on three sides. The family room is another versatile reception room but the entrance hall also opens into the show stopping heart of the home: a living and dining room of almost 33 feet running the full depth of the house, a sociable open plan space with a log burner at one end and French doors leading straight out to the patio. And leading off from this wonderful space is the kitchen – beautifully appointed, with cream shaker cabinetry, oak worktops, a colourful tiled splashback, integrated appliances including double eye level ovens and a generous breakfast bar for informal dining. A utility room and cloakroom complete the ground floor, with the double garage adjoining the house beyond.





KEY FEATURES

Upstairs, the galleried landing looks back over the entrance hall glazing and leads to four genuine double bedrooms. The principal bedroom enjoys its own en-suite shower room, while the family bathroom serves the remaining bedrooms with both a separate bath and shower, each finished to a high standard.

Improvements and Refinements

The owners have enhanced the property thoughtfully during their time here. "We have added a bespoke log burner, an electric gate, under stairs storage and Karndean flooring," they explained. Together these additions have brought extra warmth, security and practicality to an already impressive and high quality specification.

So Much To Offer

"What sets it apart is the space, nearly three thousand square feet of it, and how open and bright it feels throughout," the owners remarked. That sense of light and volume is apparent everywhere, from the drama of the double height hall to the sweep of the open plan living space, and with fields on every side the outlook is never anything less than expansive. The layout works equally well for busy family life and for entertaining, with rooms that can flex between play space, home office and quiet retreat as needs change.

Favourite Spaces

"Our favourite rooms have to be the family snug and the open plan kitchen diner," the owners reflected. The snug offers a cosy spot to retreat to at the end of the day, while the kitchen diner is where family life naturally gathers, whether that is breakfast at the bar, supper around the table or winter evenings beside the log burner with the doors thrown open to the patio in summer.

The Outside

The property stands within a generous plot enclosed by hedging, fencing and a line of ornamental trees, with lawns wrapping around the house and multiple patio areas from which to follow the sun. "The garden is generous and easy to maintain, and deer and birds visit because of the open fields all around," the owners noted. A brick pillared entrance with an electric gate opens to the shingled drive, which provides ample parking for numerous vehicles and leads to the double garage.

On Leaving

When asked what they will miss most, they replied that it would be the freedom for the children to be as loud as they like in the garden, with no neighbours nearby, together with just how quiet and peaceful the area is.





























INFORMATION



On The Doorstep

St Johns Fen End is a peaceful fenland village surrounded by farmland, yet everyday essentials are close at hand. "There is a local shop within walking distance, and the station gives us a direct line to London," the owners commented. Terrington St John, around two miles away, offers a primary school, doctor's surgery, pharmacy, village garage, shop, pub, Italian restaurant and fish and chip shop, along with good bus connections to King's Lynn and Peterborough. Nearby Marshland St James provides further primary schooling and a thriving community hall, while the historic market town of Wisbech, known as the Capital of the Fens, offers farm shops, a theatre, a swimming pool, a library and well-regarded schools including Wisbech Grammar School.

How Far Is It To?

Wisbech lies just over 8 miles away, while Watlington Station, approximately 6 miles from the property, provides direct rail links to King's Lynn, Cambridge and London King's Cross. King's Lynn is approximately 10.4 miles away and offers an extensive choice of shops, restaurants and leisure facilities as well as the Queen Elizabeth Hospital. At King's Lynn station there is a direct rail service to London King's Cross via Cambridge with a duration of around one hour and 40 minutes. Downham Market, one of Norfolk's oldest market towns, is approximately 10 miles away with its busy market and mainline station, and Peterborough with its national rail links can be reached in around 30 minutes by car. Cambridge lies around 42 miles to the south, with the A47 close by providing convenient road connections in every direction.

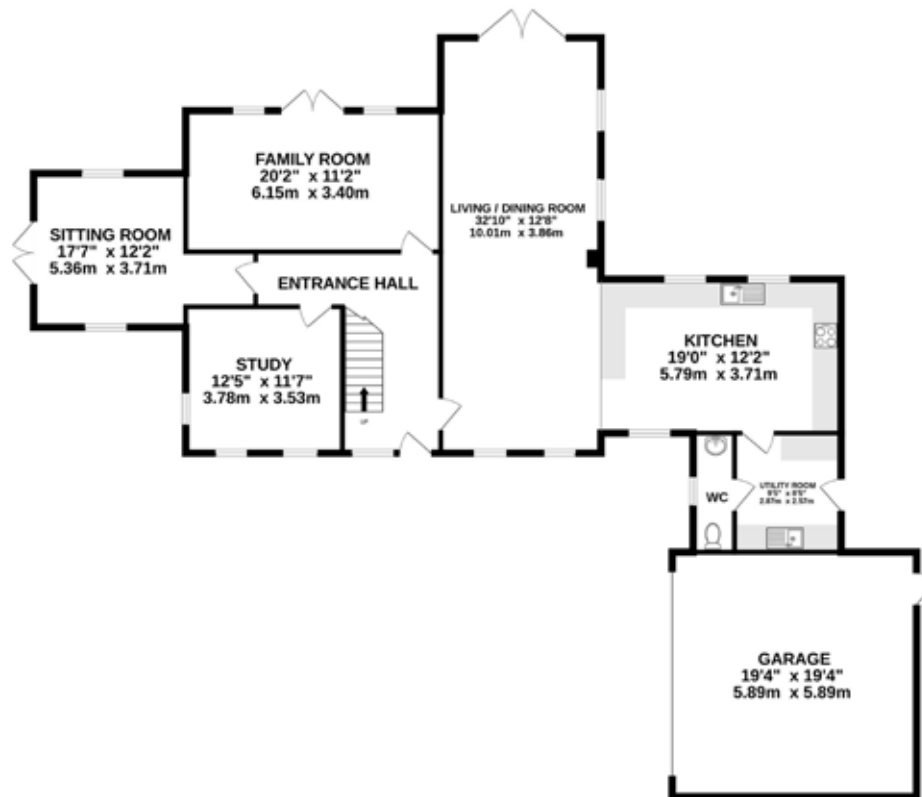
Directions

Leave King's Lynn on the A47 heading west towards Wisbech. Continue along the A47 for 4.8 miles until the Shoreboat Roundabout and take the third exit as signposted to Tilney All Saints. Keeping to Main Road as it becomes Lynn Road and subsequently New Road and Church Road, at the crossroads head straight across into School Road. After 1.9 miles this eventually becomes Black Drove and then, crossing a small bridge and swinging sharply to the right, it becomes Middle Drove. After 0.6 miles the property will be found on the left-hand side as identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

Air Source Heat Pump with Underfloor Heating, Mains Water, Septic Tank Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Borough Council of King's Lynn & West Norfolk - Council Tax Band: E
Freehold

GROUND FLOOR
1822 sq.ft. (169.3 sq.m.) approx.

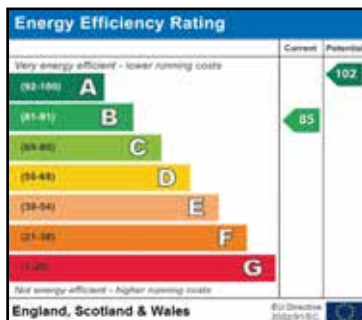


1ST FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 2687 sq.ft. (249.6 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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