



The Stet
St Johns Fen End | Wisbech | PE14 7SJ

IMPRESSIVE FOUR BEDROOM EQUESTRIAN PROPERTY



Welcome to The Stet, a stunning four-bedroom detached equestrian property nestled on approx. 2 acres (STMS) of picturesque land, offering a luxurious countryside lifestyle.



KEY FEATURES

- Four Bedroom Detached Equestrian Property
- Large Bright and Airy Reception Room
- Study & Ground Floor W.C
- Well Appointed Open Kitchen/Breakfast/Sunroom and Utility
- Beautifully Manicured Private Garden
- Decking and Summer House
- Fully Refurbished Static Home Included with Sale
- Large Private Driveway Offering Plenty of Off-Road Parking
- Set on a Plot of over 2 Acres (STMS)
- Stable Block and Enclosed Paddocks
- Stunning Uninterrupted Views Out Across the Glorious Neighbouring Countryside
- Rural Location Within Popular Village of St. Johns Fen End
- Total Accommodation Extends To 2015sq.ft

Ideal Equestrian Home

The Stet is a detached, four-bedroom equestrian property, sat on a plot that spans more than two acres. With an impressive and modern stable block and paddocks, as well as a large garden and open field views, it's easy to see why it's a home that the current owners instantly fell in love with.

Though they have only lived at The Stet for two years, they have transformed this wonderful property into a welcoming, comfortable and cosy country home. A lot of care and attention has been put into the interior design of the property, and everything has been finished to a high standard. As you move from room to room, you will notice that though each space is different, there is an undeniable flow of style.

The current owners were initially drawn in by the abundance of land for their horses and, of course, the unbeatable views. They explain that "the stable block and the yard area are perfect for keeping horses" and how "everything is close to hand and the area is sheltered from the wind and weather elements." It's safe to say that The Stet is sure to tick a lot of boxes for equestrians and families alike. The current owners also highlight that The Stet is situated in "an idyllic location for spending time with your horses", something that we certainly agree with.





KEY FEATURES

Perfect for Family Life and Entertaining

A lot of light flows into the property, making it a bright and airy home. There are obvious traditional and classic features throughout the home, intertwined with modern elements, and the perfect balance has been struck. The bedrooms are large and spacious, and there are multiple bathrooms; it's certainly a property that's been designed with busy, family life in mind.

When asked to describe The Stet in three words, the current owners chose "land, horses and views" and though these descriptors are accurate, the property has more to offer than seemingly endless outdoor space. For one, the lounge is large and welcoming, providing the perfect place to relax at the end of a busy day. The house also boasts an open-plan kitchen and conservatory, an area of the home that has a clear flow. The living and dining areas of The Stet are functional and versatile, making them ideal for a large family, celebrations or for entertaining guests.

Large Garden With Beautiful Views

There is a lot to love about the exterior of The Stet, including a large decked area and summer house, and the inclusion of a mobile home. As you glance around the outdoor space, you will instantly see nothing but beautiful views and open space. The garden itself covers two acres and it backs onto a further 100 acres of fields so, as the current owners highlight, "you get to see all sorts of wildlife throughout the year, from deers to rabbits and birds." You really can enjoy countryside views as far as the eye can see.

The garden is a great space for entertaining, relaxing and enjoying the countryside. Plus, with such a large area, you can catch the sun at various points throughout the day. Located close to a quaint village, you will find a range of village shops close to The Stet, including a doctor's surgery and a highly recommended chip shop. The local area is the perfect combination of peaceful and quiet countryside, whilst still being close to the community and key amenities.





















INFORMATION



On The Doorstep

The thriving community has a lot to offer including a paper shop, a hairdresser and nail bar, and a pop-up Pizza bar on Fridays. A doctors' surgery is just five minutes up the road in Terrington St. John where there is also The Barn Restaurant and The Woolpack Inn, and ten minutes' drive is Worzal's bar, restaurant, farm shop and garden centre. Marshland Hall, a recently built village hall is the main hub of entertainment in the village with a farmers' market, a café and bar, judo, archery, and keep fit classes, and where there is a children's play area and a lot of provision for children's activities.

How Far Is It To?

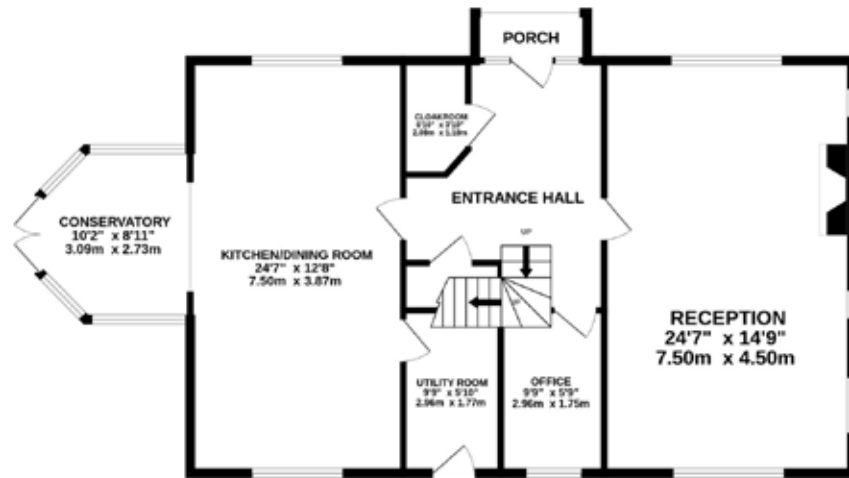
The Stet is approximately a 12 minute drive from Watlington train station with direct trains to London Kings Cross; Peterborough is about a 45 minute drive west, and it's just over an hour to both Norwich and Cambridge. Kings Lynn is about 15 minutes north, and beyond, the stunning sandy beaches starting at Heacham on the North Norfolk coast, about a half hour drive.

Directions - Please Scan The QR Code Below

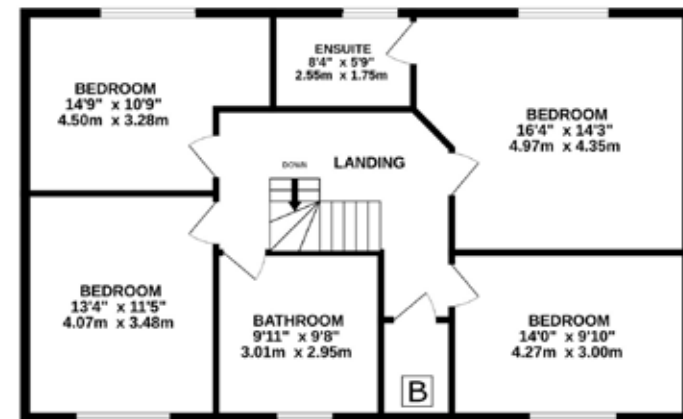
Services, District Council and Tenure
OFCH, Mains Water & Septic Tank
Fenland District Council
Council Tax Band E
Freehold



GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 2015 sq.ft. (187.2 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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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