



THE STORY OF

# Far View Barn

*Gorefield, Cambridgeshire*

**SOWERBYS**



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# Far View Barn

Gorefield, Cambridgeshire  
PE13 4PW

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Certified Passive House

Eco-Conscious Design

Five-Bedroom Main Residence

Stunning Open-Plan Living Space

Luxury Principal Suite

Two-Bedroom Annexe

Approx. 1 Acre (STMS) of Landscaped Grounds

Carport and Ample Parking

Biodiverse Setting

Desirable Village Location

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There are homes that simply house us and then there are homes that embrace us. Far View Barn is undoubtedly the latter. Set along a peaceful lane amid the open skies of the Cambridgeshire Fens, this striking, architect-designed residence pairs cutting-edge sustainability with natural serenity, delivering a lifestyle few properties can match.

Completed in 2017 and designed by Swann Edwards Architecture, this exceptional home is officially certified as a Passive House, a rare accolade reflecting its superior insulation, triple glazing, air-source heat pump, MVHR system, and photovoltaic panels. The result? A calm, cocooning atmosphere that the current owners describe as “a house that hugs you.”

From the moment you step inside, there’s a tangible sense of warmth, peace, and thoughtful intention. The main residence offers five bedrooms across two light-filled floors. The heart of the home is a vast open-plan kitchen, dining and living space where clean-lined cabinetry in soft duck-egg blue contrasts beautifully with oak-lined drawers and sleek integrated appliances. Large-format glazing on three sides blurs the boundaries between inside and out, with sliding doors opening onto an elegant veranda and a lush, south-facing garden. A separate snug, utility room, boot room and cloakroom round out the ground floor.

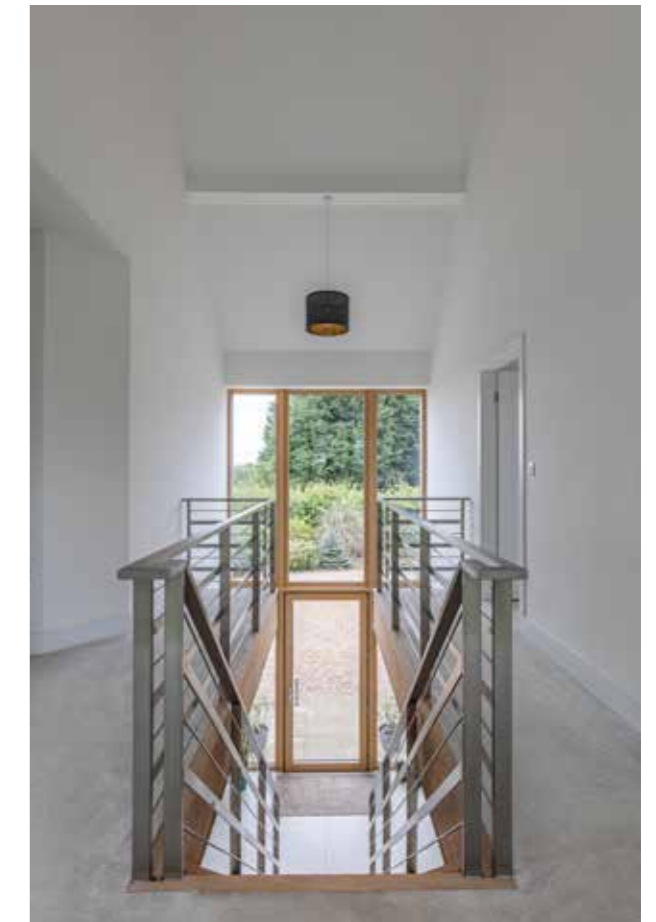
Upstairs, the principal suite is a sanctuary in its own right - cathedral ceilings, a gabled glass wall, and a private balcony offer uninterrupted views across the Fens. Four further bedrooms (one en-suite) are arranged around a generous landing, perfect for family life or visiting guests.





There is a view from every window which mesmerises you, you can look in all directions and capture the moment of nature.

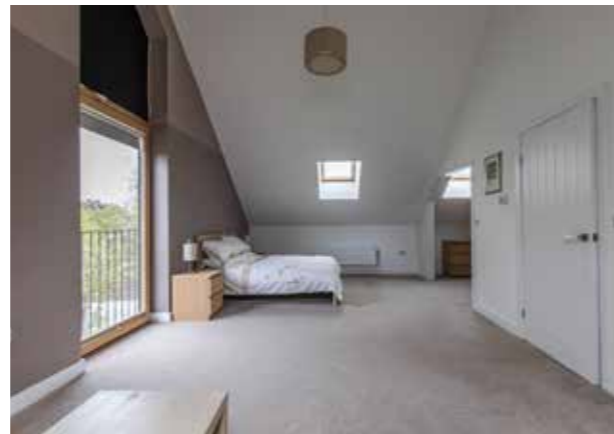




Set slightly apart, the two-bedroom annexe mirrors the style and quality of the main house and offers fantastic flexibility as guest accommodation, multi-generational living, or even a stylish home office or studio.

Outside, Far View Barn sits in just over an acre (STMS) of beautifully landscaped grounds. Mown paths weave between wildflower meadows, orchard trees and raised beds. Pear, walnut, fig, cherry and sweet chestnut trees offer seasonal delights, while birdsong and rustling leaves form the backdrop to daily life. A large outbuilding and carport add practicality to this dreamlike setting.

Tucked away in the welcoming village of Gorefield - with a local butcher, pub, Post Office and primary school - you're also only minutes from Wisbech's elegant Georgian architecture and artisan cafés. Cambridge, Ely, and the North Norfolk coast are all within easy reach, with fast train links to London via nearby Peterborough. In the owner's words: "The tranquillity and wildlife here are amazing. Once you've lived in a Passive House, there's no going back."



Moving here gave us a much slower pace of life. The tranquillity is incredible, and we feel very privileged to be surrounded by such amazing wildlife.

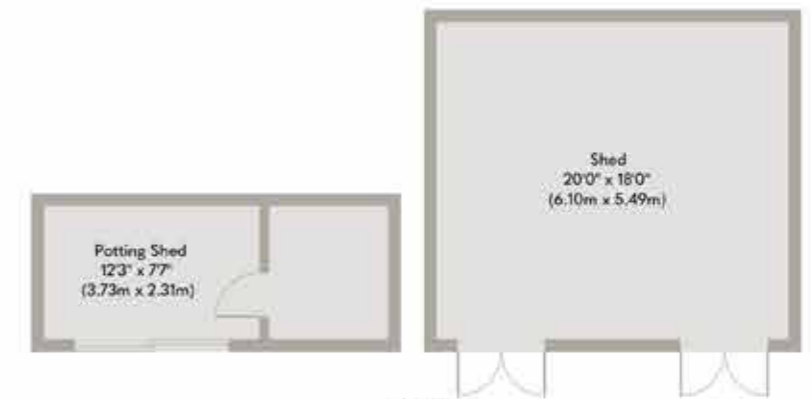




First Floor  
 Approximate Floor Area  
 1453 sq. ft  
 (135.02 sq. m)



Annex First Floor  
 Approximate Floor Area  
 818 sq. ft  
 (75.97 sq. m)



Outbuilding  
 Approximate Floor Area  
 508 sq. ft  
 (47.21 sq. m)



Ground Floor  
 Approximate Floor Area  
 1513 sq. ft  
 (140.59 sq. m)



Annex Ground Floor  
 Approximate Floor Area  
 435 sq. ft  
 (40.39 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.  
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# Gorefield

## VILLAGE CHARM IN THE HEART OF THE FENS

Set amid the wide skies and fertile landscapes of the Cambridgeshire Fens, Gorefield is a welcoming rural village that offers a peaceful pace of life with a strong sense of community. Surrounded by open countryside and rich farmland, it's the kind of place where neighbours know each other, children can play safely, and life feels just that little bit more grounded.

The village itself is well-served for its size, with a popular primary school, a well-used village hall, a recreation ground, and a friendly local pub. There's a real community spirit here, supported by regular events, local clubs, and a commitment to preserving village life.

Just a short drive away is the historic market town of Wisbech, often referred to as the 'Capital of the Fens'. With its Georgian architecture, independent shops, supermarkets, schools, and health services, Wisbech provides all the essentials - and a bit of character too. The town also has a rich cultural scene, including museums, galleries, and annual festivals.

Gorefield's location also offers excellent links to the wider region. King's Lynn and Peterborough are both within easy reach by road, offering access to national rail services and a broader range of shopping, dining, and entertainment.

Nature lovers will appreciate the surrounding landscape, a haven for walkers, cyclists, and birdwatchers. The nearby Nene Washes and Welney Wetland Centre offer beautiful spots to explore, while the flat fenland terrain makes for easy-going strolls and long views.

Gorefield is a place where the simple things take centre stage.



### Note from the Vendor



“We would describe our home as peaceful, homely and a true haven of comfort and calm.”



### SERVICES CONNECTED

Mains electricity and water. Drainage to private treatment plant. Heating via air source heat pump.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

A. Ref: 8668-7234-5610-4770-8922

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: ///promises.crispier.blueberry

### AGENT'S NOTE

Please note some photos have been virtually staged for presentation purposes.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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