

Church of St Peter – Your connection to the past

Are you looking for a home like millions of others ?

Or are you looking for something aesthetically stand out, different, unique, historic and located in a peaceful village setting ?

St Peters church is a 13-15th Century historic listed building of grade II* categorization.

So what does that mean ?

Well a listed building is a building of special architectural and/or historic interest which has been included on a statutory list – the National Heritage list for England.

Gradings of listed buildings are categorized into Grade 1 (*exceptional interest and approximately 2.5%*) Grade 2* (*particularly important and more than special interest and approximately 5.5%*) and then grade 2 (*special interest*) which make up the remaining 92%.

So to put this in perspective, St Peters belongs in the top 8% of historic buildings in the country – it's "*that*" significant, it has a lot of history, it's stunningly beautiful and it is something very special and "*that's*" what your considering.

Google lists over 11.4m results for "church conversions".

Everyone knows someone, or has seen on the TV or internet, a church conversion. But here's the thing. There is church conversions and there are church conversions.

The church of St Peters is not your archetypal parish church nor is it a chapel. But we would say that wouldn't we – I hear you say.

Well what makes St Peters just so special ?

History. It dates as far back as the 13th Century, a period dominated by conflict such as the revolt against King John and the first Baron's war which led to the sealing of the Magna Carta in 1215.

Imagine eating your evening meal at the ten seater glass tree root table in the Nave and instead of thinking of the happenings of last years Christmas party that took place in here, instead your thinking about the great medieval Rockingham Forest that surrounded the church back in the high middle ages and the royal hunts that took place throughout the area.

Infact the effigy monument located in the entry and known as the "Little Oakley Archer" dates to circa late 13th Century is believed to possibly be Hugh De Goldingham who was Chief Forester (Warden) from 1253 - 1260 and whom with his verderers, agisters, regards and foresters patrolled the kings grounds around Little Oakley.

Still looking for history ? well upon entry through the porch make sure to look out for the scratch or mass dials, and votive crosses. Scratch dials were simply a set of lines crudly scratched on a wall and are believed to indicate the times of various services through the day. A central hole allowed the user to insert their stick or dagger to cast a shadow.

The votive crosses on the jamb of the inner door were scratched and given as an offering or pledge as a mark of medieval religious devotion following pilgrimage.

So we have history established and yet we have barely touched the surface, not yet having mentioned the medieval wall paintings, 16th century limestone and plaster monuments, striking carved angel corbels within the chancel or the carved figure corbels of the nave.

So outside of owning a piece of history why consider St Peters ?

Well aside from the significant historical and architectural value and the reward of owning a unique and prestigious property, which lets face it - is a very unique opportunity !

St Peters provides a distinctive and appealing living environment and it's rare to find such properties as this as a private home.

Listed properties maintain their value well, so as an investment it's a solid one, however maintenance can be expensive as there are many complexities involved.

Repairing, restoring or rebuilding of an historic listed building tends to take a lot longer due to the consents that need to be in place, the time needed to source (and possibly wait for) appropriately skilled craftsman and because specialist trades tend to be more time consuming.

Therefore when considering such an investment - purchase one that has already had its conversion and restoration, is already finished and is signed off.

St Peters "is" finished and finished in such a way as to balance history with modern comforts that incorporate considerations way beyond the requirements of the "ordinary".

You're considering the potential to own a unique property and a beautiful slice of the country's history, set in surrounding beautiful countryside yet well situated for local infrastructure and transport links (road and rail links to London ; Road (1 hr 45mins) Rail from Kettering (46 mins).

The basics of our investment were originally set out for St Peters to be our dream forever home, therefore the high end finish and luxurious interiors were designed for our own comforts.

- Under floor heating throughout with all utilities, insulation, damp proofing and cabling (armoured) hidden beneath the newly fitted Cathedral tumbled ash limestone flagstone tiled floor.
- Newly established perimeter French drain, and associated internal control of ingress using glapor aggregate system
- Elegant luxurious William holland handcrafted copper baths and matching sinks in two of the three main bathrooms.
- Bespoke 10 seater glass dining table centred around a rebirthed sinewy beautiful in its design, 5000 year old Norfolk bog oak tree root.
- Handcrafted and professionally created and fitted oak staircase and matching wall cladding surrounding the Nave.
- Bespoke original bell wheel & rope created lighting throughout both Nave & Chancel areas.
- Spacious fully equipped kitchen housed in the south chapel of the church with handcrafted local chesnut kitchen worktops and grey quartz cimstone petra concrete large central island, perfect for entertaining.
- Fully professionally restored original 30" church bell now hung on newly handcrafted oak frame deadstock, hung on show within the Nave.
- Cast iron Kartell nostalgia radiators within the church tower upper rooms.
- Fully restored (Hirst Conservation) Large 15th century crucifixion wall painting above the Chancel arch.

- Fully restored (Skillingtons) Large 16th century limestone heraldic chancel monument to William Markham, comprising three pairs of Roman Doric Columns. The William Markham monument at Little Oakley is considered as being of outstanding and national significance.
- Fully restored (Skillingtons) 17th century fine grained oolitic limestone chancel monument to William Montague
- Professionally cleaned stained / painted glass leaded windows depicting biblical and ecclesiastical figures
- Ebound AVX External and roof security system, inc roof alarm, internal alarm, cameras.

So why ?

It is true that listed buildings will often have a higher value simply because they are a rare find.

The Times last year in July 2024 ran an article stating that properties with a heritage listing are worth on average 50% more. They definitively have a long term competitive edge.

Desirable because of their often period features.

Historical Connection comes from the profound connection to the buildings past and the stories held within it's walls.

Architecturally, the quality of the building is driven from its aesthetic and historical merit that qualifies its listing as Grade II* in the first place,

Business wise, the beauty and atmosphere of the building has its own "pull" attracting the crowd for those wanting customers or brand enhancement.

Investment wise, kept regularly maintained, research states that listed buildings are likely to retain their value more than any other type of property (even when the market is unstable) simply because of their special features and uniqueness – you can't find another !

Personally, there is a real joy and privilege of living in and caring for a unique piece of history.

Why not come and experience for yourself.

Located within a quiet rural setting at the west end of the village single road.

Find your sanctuary within its stone architecture, an environment for rest, relaxation, reflection surrounded by history, and nature.