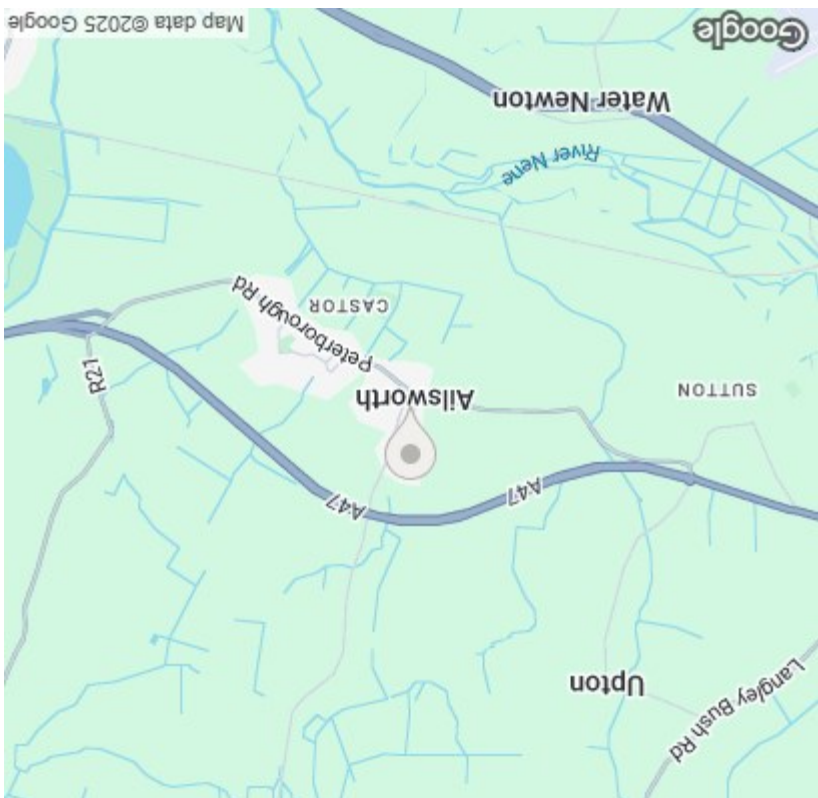


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/>

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

## Viewing



## Area Map



## Floor Plan



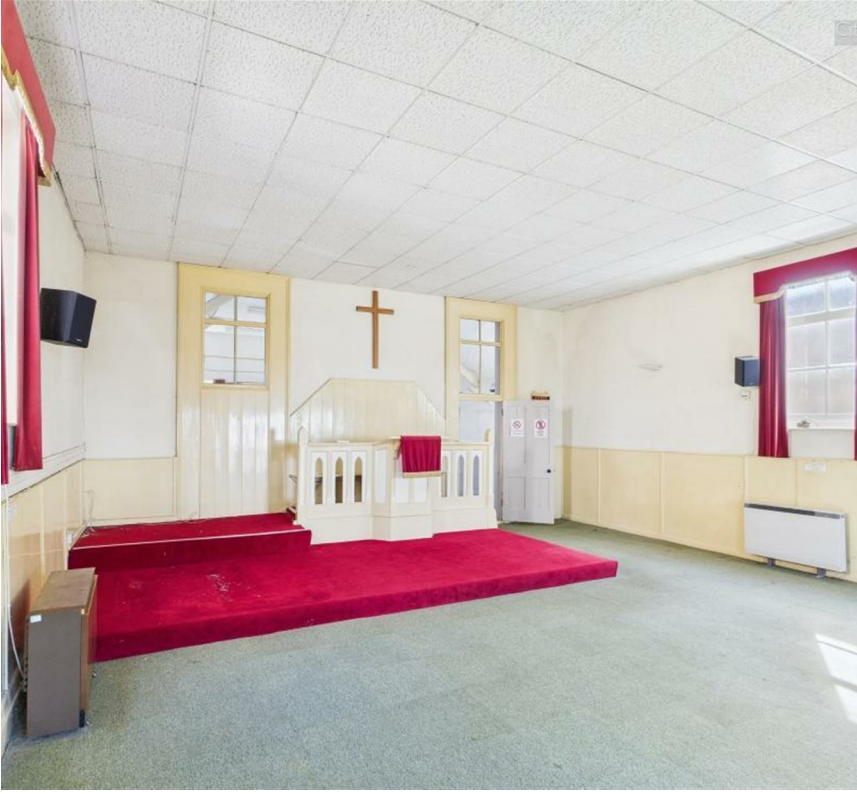
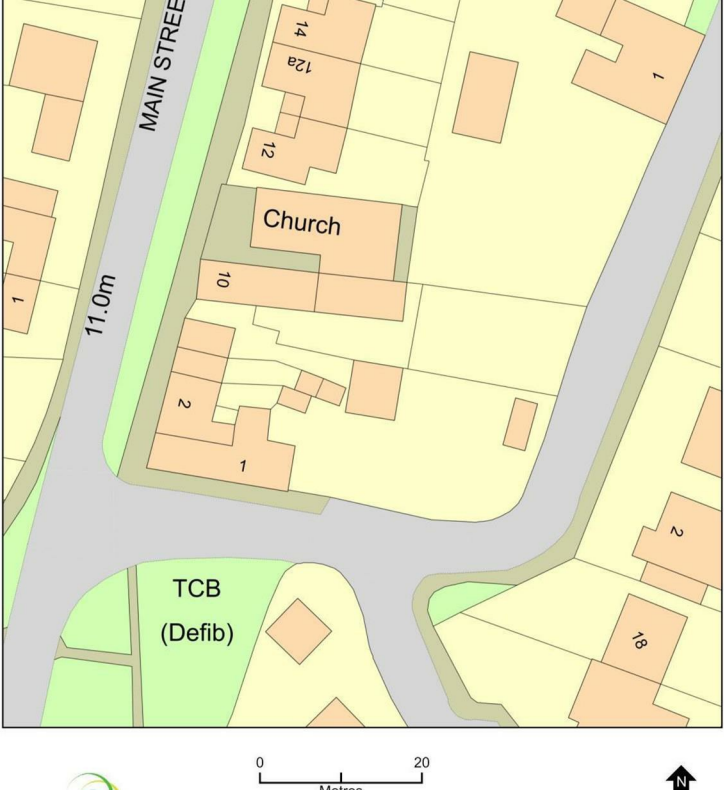


**Main Street**  
Ailsworth, Peterborough, PE5 7AF

Set within the charming village of Ailsworth, just four miles west of Peterborough, this unique former church building offers a rare opportunity to own a piece of local history. The village itself is sought after for its peaceful, rural setting and excellent road links, particularly the nearby A47 which provides swift access to the A1. With a population of around 650, Ailsworth maintains a strong sense of community and benefits from amenities such as a medical centre and recreation park, while neighbouring Castor adds to the appeal with a selection of pubs. This location is ideal for those seeking the balance of countryside living and convenience for commuting.

Originally constructed in 1860, this characterful former church building showcases classic period architecture and has been extended at some point with a rear hall that blends sympathetically with the original structure. The property occupies almost the entirety of its plot, with a modest garden to the front and a side entrance providing separate access to the hall. Positioned directly off the footpath on a generally level site, there's minimal space to the rear, but the layout offers versatility for a range of potential future uses (subject to planning). Though unused since mid-2022, the building remains in solid condition, particularly given its age, with a combination of solid masonry walls, timber suspended floors, and a pitched slate roof. Windows are a mix of original single-glazed timber frames and more modern double-glazed uPVC units to the rear. Offered with freehold tenure and no VAT applicable, this is a fantastic opportunity to repurpose a beautifully preserved building in a desirable rural village.

**Entrance Hall**  
1.98 x 7.22 (6'5" x 23'8")



**Room One**  
8.12 x 7.21 (26'7" x 23'7")

**Room Two**  
7.38 x 7.12 (24'2" x 23'4")

**WC**  
1.57 x 2.23 (5'1" x 7'3")

**Kitchen**  
3.01 x 1.03 (9'10" x 3'4")

**Hallway**  
3.04 x 1.30 (9'11" x 4'3")

**EPC - Awaiting**

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION

**Disclaimer**  
The vendor is connected to City & County Estate Agents.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

