

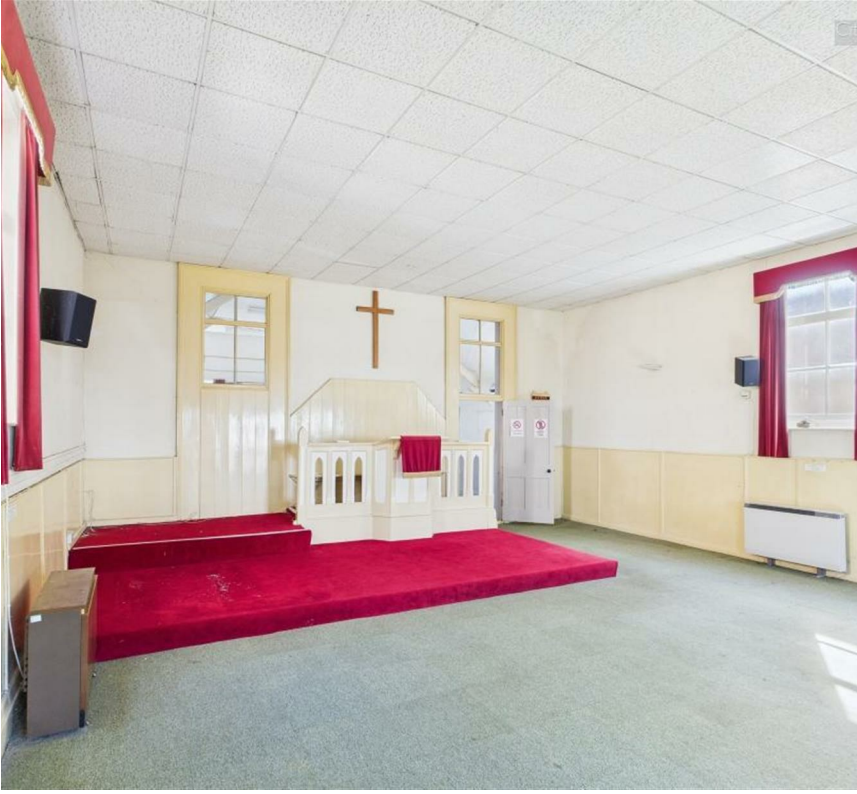
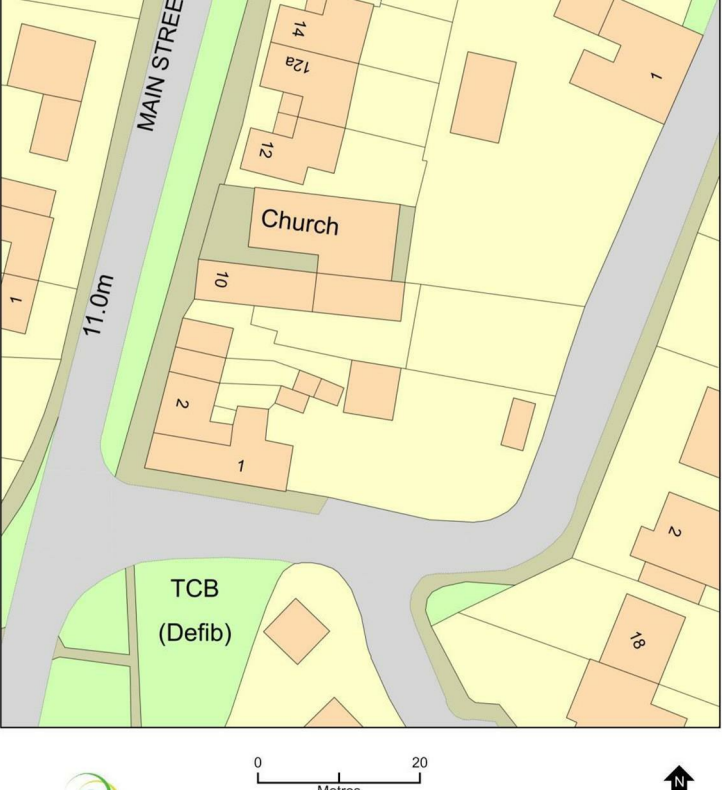


Main Street
Ailsworth, Peterborough, PE5 7AF

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
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking - Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: TBC
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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

DRAFT DETAILS AWAITING VENDOR APPROVAL

