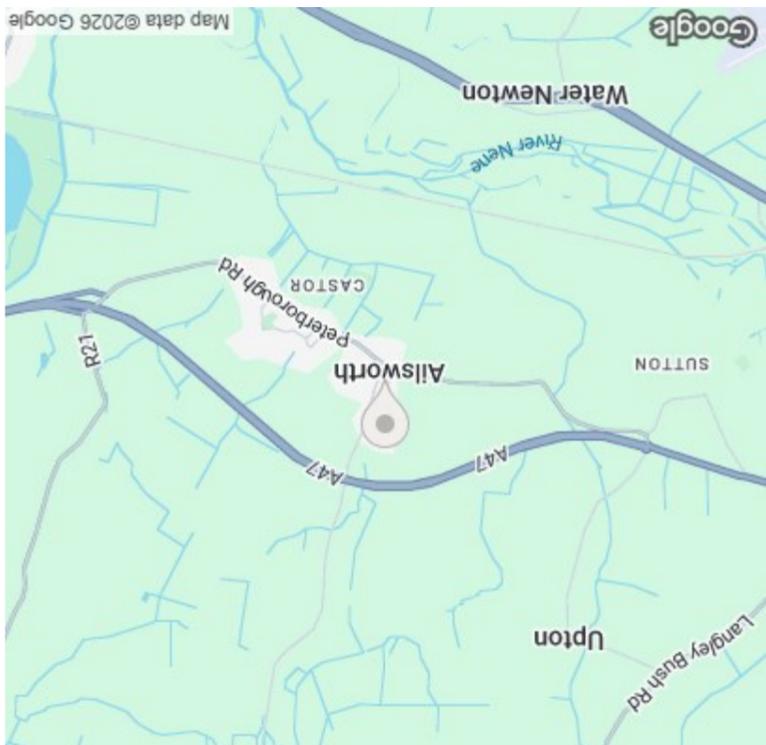


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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

Energy Efficiency Graph



Area Map



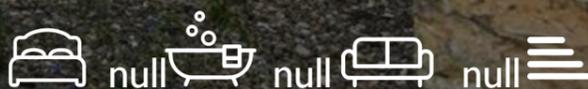
Floor Plan



Main Street

Ailsworth, Peterborough, PE5 7AF

£275,000 - Freehold , Tax Band - C



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

