



Hurfords

Woodgate, Helpston, Peterborough Freehold Offers in Excess of £450,000

Key Features



- Grade II listed thatched cottage of significant historic interest
- Originated as an early ale house; refurbished in the 1650s
- Three bedrooms within the principal residence
- Multiple character fireplaces throughout the cottage
- Heated two-storey annex ideal for Airbnb or multi-generational living

Occupying a discreet yet central position within the highly desirable village of Helpston, this remarkable Grade II listed thatched cottage is a home of genuine historical significance and enduring charm. Believed to have begun its life as an early village ale house, the property was later refurbished in the 1650s, retaining a wealth of period features that proudly reflect its centuries-old story.

The principal cottage offers three well-proportioned bedrooms arranged over two floors, with interiors centred around multiple fireplaces that create a warm, atmospheric focal point throughout the home.



These features, combined with the cottage's traditional proportions and outlooks over the gardens, provide a timeless and inviting living environment.

A particularly notable addition is the two-storey annex, benefiting from independent heating and offering exceptional versatility. Perfectly suited to high-quality Airbnb or holiday letting, guest accommodation or multi-generational living, the annex allows a high degree of independence while remaining seamlessly connected to the main residence.

Externally, the property is framed by large front and rear gardens, providing a peaceful and private setting ideal for relaxation, entertaining or quiet enjoyment of village life. Additional features include a garage and a charming traditional outside toilet, enhancing both practicality and the property's authentic heritage appeal. Despite its central village location, the cottage enjoys a remarkably tranquil and quiet atmosphere, making it a rare opportunity to acquire a historically rich home that combines character, flexibility and serenity in equal measure.



Woodgate, Helpston, Peterborough, PE6 7ED

Aproximate Gross Internal Area:

Ground Floor = 91.6 sq.m. (986 sq.ft.)

First Floor = 52.8 sq.m. (568 sq.ft.)

Annex Ground Floor = 34.9 sq.m. (375 sq.ft.)

Annex First Floor = 29.4 sq.m. (317 sq.ft.)

Outbuilding 46.5 sq.m. (501 sq.ft.)

Total = 255.2 sq.m. (2,747 sq.ft.)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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