



Alwalton Hall, Church Street, Alwalton, Peterborough, Cambridgeshire PE7 3UN

Residential dwelling with  
Commercial uses - STPP

Would suit  
Spa/Retreat/Wellness/Wedding or  
function uses

Guide Price £1,750,000

- Large home with commercial conversion capabilities STP
- Alwalton House dates to 1780, extended c.1840 when the home was renamed Alwalton Hall
- Plot size approx. 4.03 acres
- 9 Bedrooms & 5 Bathrooms
- Grade II Listed property

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## Summary

Freehold - £1,750,000  
Total: approx. size - 1,015 sq m (10,932 sq ft)  
Grade II listed  
Conservation area  
Tree Protection Orders (TPOs) in place  
Plot approx. 4.03 acres  
Oil central heating  
Mains electricity, water and sewage  
Huntingdonshire County Council, tax band H

## Description

Nestled within a four-acre estate, Alwalton Hall is an historic building. Dating back to the 18th century and originally crafted for the Fourth Earl Fitzwilliam. The property spans over two distinct wings. The original wing, constructed from rich red brick and part plastered, showing off its Georgian design, while the later, 19th-century addition, featuring grand Ashlar limestone. Located Inside are nine spacious bedrooms and a vast amount of original features.

### Location

Tucked away in the welcoming village of Alwalton just off the A1 to the North of Peterborough. Major supermarkets are just a five-minute drive away and there is a village pub. Alwalton Hall is well connected, with the A1 easily accessible and Peterborough Railway Station a short drive away, offering convenient connections into London. For families, top independent schools in Oundle, Peterborough Stamford, Oakham and Uppingham are all within easy reach. For day trips, the historic towns of Oundle and Stamford are both less than 11 miles away, offering a blend of quaint charm and modern amenities.

### Accommodation

Basement: approx. 58.9 sq. metres (633.5 sq. feet)  
Ground Floor: approx. 451.7 sq. metres (4,862 sq. feet)  
First Floor: approx. 350.9 sq. metres (3,776.5 sq. feet)  
Total Main Home: approx. 861.4 sq. metres (9,272 sq. feet)

Outbuildings: approx. 65.6 sq. metres (705.9 sq. feet)  
Garage: approx. 60.9 sq. metres (655.9 sq. feet)  
Pool Changing Rooms: approx. 27.8 sq. metres (299 sq. feet)

Total: approx. 1,015.7 sq. metres (10,932.8 sq feet)

### Gardens & Outbuildings

Unfurling over four acres, the gardens at Alwalton Hall serve as a personal parkland paradise. A trio of stables and tack rooms accompany an enclosed, gated paddock. Old stables, house the boiler room, which also serves as a laundry room, there is plumbing for a washer and dryer.

The swimming pool is privately tucked away to one side of the hall. Served by a separate plant room and with ample space for sun loungers on the surrounding patio terrace, there is also a hot tub alongside changing room blocks with shower room facilities.



## Viewing and Further Information

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