# Nottinghamshire couple’s £1.75m converted church sale met with scepticism over graveyard setting



A couple from Nottinghamshire, Adrian Foulke and his wife Debbie, are offering their uniquely transformed 13th-century church for sale at £1.75 million. The Grade II listed St Peter’s Church, located in the picturesque village of Little Oakley, Northamptonshire, has been meticulously renovated but has never been occupied by its current owners. Despite its historical charm, local residents have expressed scepticism about the price, with some referring to the property as “overpriced” due to its proximity to a graveyard.

Having purchased the disused church in 2016, the Foulkes invested years in its restoration with the intention of making it their home. However, according to great-grandmother Audrey Ormshaw, a long-time resident of the hamlet, personal preferences have kept the couple from relocating. Speaking to MailOnline, Ormshaw remarked, “The husband wanted to move in but the wife refused because she didn't like some of the people in the village,” revealing that the couple is currently living in Geddington, about 2.5 miles from the church.

The property, which is surrounded by public graves, has prompted mixed feelings among neighbours. A local who cares for the churchyard confirmed the Foulkes may have “spent a night or two” there, yet the church remains unoccupied. He indicated that the lack of a garden and parking could deter potential buyers. “No one has ever lived there. The property has been restored, and they have done a great job but I am not sure it is worth £1.75 million,” he said.

Ms Lianne Graziano, the estate agent handling the sale, acknowledged that the property might not appeal to everyone due to its “spooky and ghostly” reputation, describing St Peter’s Church as “breathtaking” and offering “peace and sanctuary.” She stated the owners had held a prior listing at £1.8 million which did not produce any sales, leading to the current reduced asking price. Since the listing was re-established, there have been no viewings, although Graziano mentioned “interested parties,” including one who lives overseas.

The architectural features of the converted church include original stained-glass windows, vaulted ceilings, and stone pillars. The estate agent also highlighted the contemporary aspects of the renovation, with a bespoke kitchen and modern bathrooms, asserting that the home represents a “lifestyle statement.”

Emphasising the church’s historic significance, planners noted the necessity of repurposing such buildings to prevent further disrepair and vandalism. They remarked that transforming St Peter’s Church for residential use could positively impact both the village and the conservation area.

Despite the extensive renovations, local sentiment diverts towards the perceived unease surrounding living amidst gravestones. Ormshaw noted, “It would be very off putting living in the restored church surrounded by graves. Who would want to live beside all those dead bodies and pay that amount to do so?” This perspective reflects the broader community concern regarding the property's value, as local residents question the appeal of living in such a setting.

In conclusion, St Peter’s Church stands as both a remarkable architectural transformation and a point of contention among local residents. While the Foulkes’ aspirations for the property remain, the combination of its unconventional surroundings and the high price tag leaves the market uncertain.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

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2. <https://www.bartramandco.co.uk/property-details/33296786/northamptonshire/little-oakley-corby/st-peters-church> - This property description provides insights into the church's history, including its 13th-century origins, Grade II\* listing, and notable features like medieval wall paintings and Montagu monuments.
3. <https://www.northantslive.news/news/property/gallery/incredible-13th-century-church-conversion-5426389> - An article showcasing the church's conversion into a family home, emphasizing its unique features and the surrounding graveyard, which has influenced local perceptions of the property's value.
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