



Symonds
& Sampson

No. 8

Kingsbury Street, Marlborough, Wiltshire

No. 8

Kingsbury Street
Marlborough
Wiltshire SN8 1HU

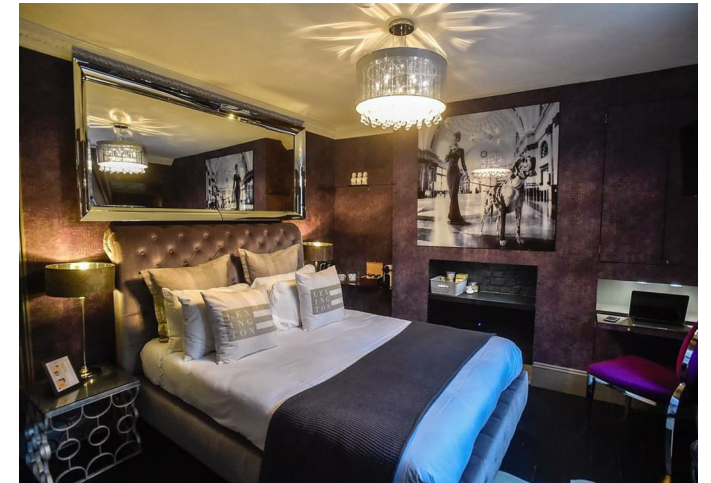
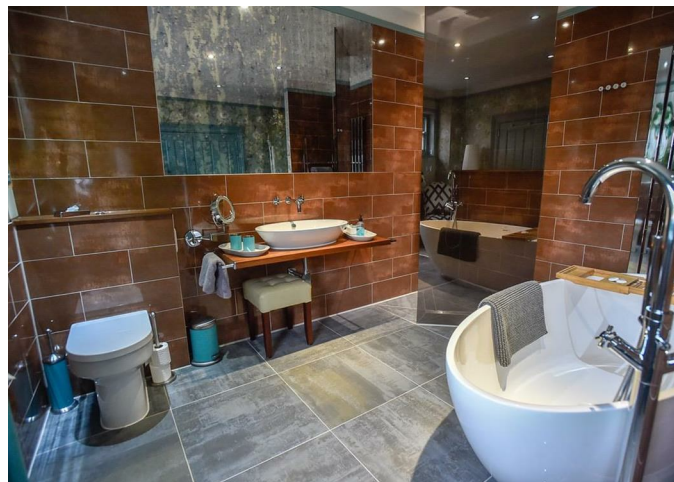


- Currently operating as a boutique B&B but being sold vacant
 - Large Grade II listed property
 - Partially renovated to high standard
- Planning permission for residential dwelling
 - Private rear garden
 - Off-road parking



Offers In Excess Of £585,000

Devizes
01380 710535
devizes@symondsandsampson.co.uk



Grade II listed building in the popular market town of Marlborough, currently operating as a hotel, with planning permission for change of use to a residential dwelling. Features off-road parking, private rear garden. Will be sold with vacant possession.

THE PROPERTY

For sale on behalf of Joint Fixed Charge Receivers the large property is spread over four levels, including a fully converted basement. Boasting six bedrooms, all finished to a high standard. The property also features a ground-floor areas at the rear overlooking the garden, which has undergone partial renovation but requires completion. This space offers huge potential, making the property an excellent opportunity to create a substantial residential dwelling.

OUTSIDE

The property benefits from off-road parking and a walled private garden at the rear, which has the potential to be developed into a lovely outdoor space.

SITUATION

The property is located in the popular rural market town of Marlborough, situated within the North Wessex Downs National Landscape. It is a short walk from the town's vibrant High Street, known for its range of independent shops, cafés, and amenities. Marlborough also benefits from supermarkets and schools and lies approximately 8 miles

from the M4 and 13 miles from Swindon train station, which offers excellent rail connections to London and Bristol.

PLANNING

Planning permission was secured in December 2025 (PL/2025/06785) for the change of use to a single residential dwelling, offering significant potential to create an impressive home. Floor plans were included within the planning documents.

SERVICES

The property benefits from mains water, electricity and gas. There is mobile coverage in the area, please refer to Ofcom's website.

EPC

EPC - 62 C

DIRECTIONS

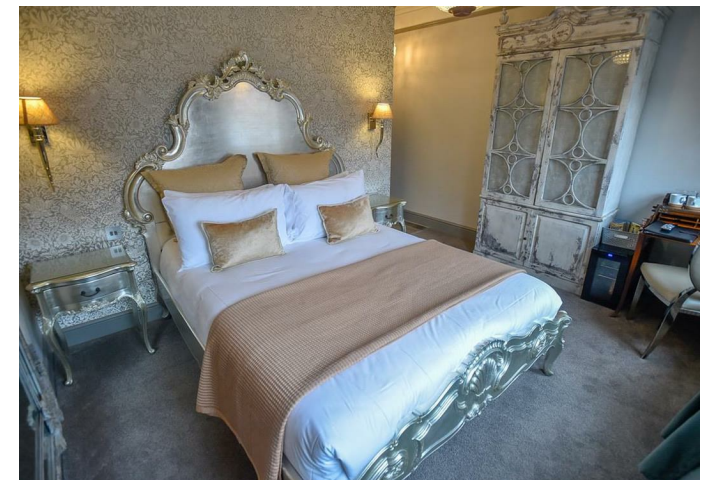
What3words:///taxi.twinkled.closets

LOCAL AUTHORITY

Wiltshire Council

VIEWINGS

Viewing by prior appointment only.
The adjoining property (7 Kingsbury Street) is also being offered for sale and offers for both will be considered.





Devizes/BR/April 2026



01380 710535

devizes@symondsandsampson.co.uk
Symonds & Sampson LLP
1 The Grain Store, Manor Farmyard, Manor Farm,
Coate, Devizes, Wiltshire SN10 3LP



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT