

Symonds
& Sampson



No. 7

Kingsbury Street, Marlborough, Wiltshire

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Kingsbury Street
Marlborough
Wiltshire SN8 1HU



- Currently operating as B&B and restaurant, but sold vacant
 - Large Grade II listed property
 - Partially renovated to high standard
- Planning permission for residential conversion
 - Rear courtyard
 - Off-road parking

Offers In Excess Of **£370,000**
Freehold

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A Grade II listed building in Marlborough with a ground-floor restaurant and living accommodation above, benefiting from consent for residential use, off-road parking, and a rear courtyard with a timber-framed barn offering flexible potential. Sold with vacant possession.

THE PROPERTY

For sale on behalf of Joint Fixed Charge Receivers, the property spans three levels with an additional basement. The ground floor is currently a restaurant with a commercial kitchen, while the first and second floors comprise three bedrooms with bathrooms finished to a high standard and a further bedroom requiring completion. At the rear, a large timber-framed, double-height barn, originally intended as an events space, which has been partially renovated and offers wide-ranging potential.

OUTSIDE

The property benefits from off-road parking and a walled courtyard, accessible by a small car, onto which the timber-framed barn opens.

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 March 2026 (PL/2025/08045) 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 66 C

DIRECTIONS

What3words ///comedians.foil.boldest

LOCAL AUTHORITY

Wiltshire Council

VIEWINGS

Viewing by prior appointment only.

The adjoining property (8 Kingsbury Street) is also being offered for sale and offers for both will be considered.





Devezes/BR/April 2026



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