

Symonds
& Sampson



No. 7

Kingsbury Street, Marlborough, Wiltshire

No. 7

Kingsbury Street
Marlborough
Wiltshire SN8 1HU

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.



- 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 Over **£370,000**
Freehold

[Method of Sale if NOT Private Treaty.]

Devizes Agricultural
01380 710535
devizes@symondsandsampson.co.uk



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

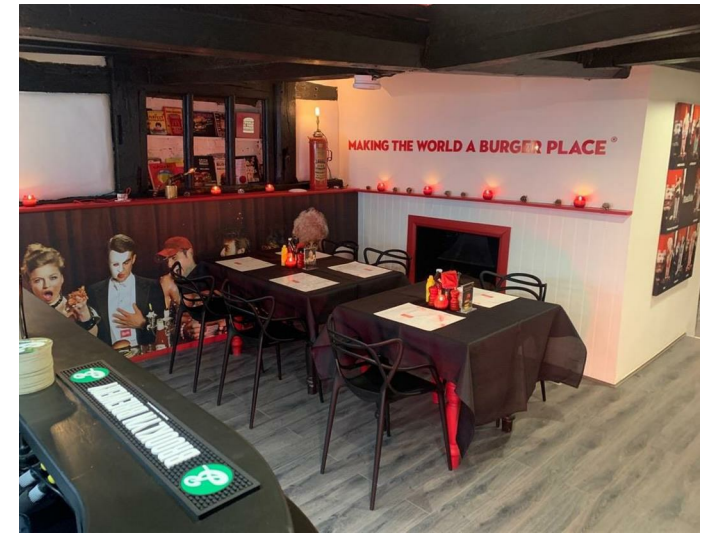
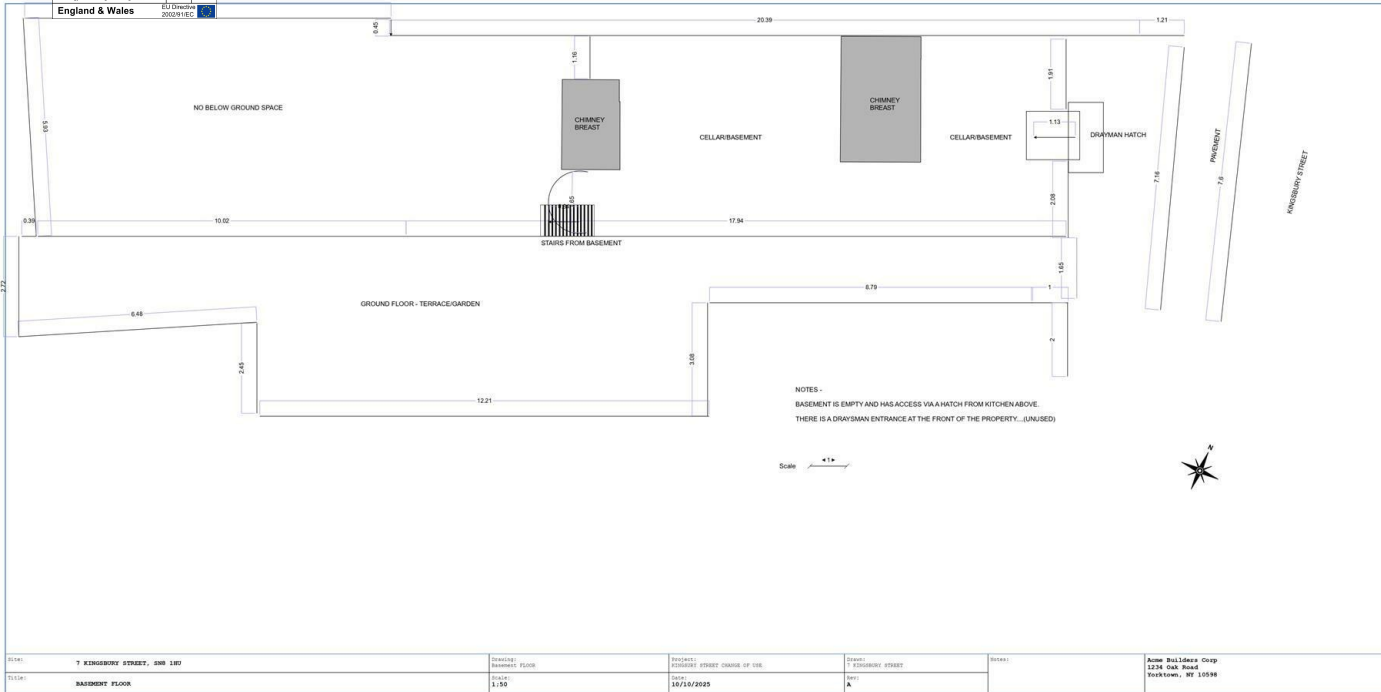
Viewing by prior appointment only.

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



Energy Efficiency Rating	
Energy Efficiency Class	Current
Very energy efficient (lowest carbon value)	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient (highest carbon value)	

England & Wales
EU Directive
2002/91/EC



Office/Neg/Date



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 they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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