



MELLOWSTONES,
PEWSEY

Carter Jonas

MELLOWSTONES, MARLBOROUGH ROAD, PEWSEY, SN9 5NT

MELLOWSTONES IS AN IMPOSING 4 BEDROOM DETACHED HOUSE SET IN JUST OVER AN ACRE WITH IMPRESSIVE OUTBUILDINGS, PRESENTING A RARE OPPORTUNITY TO REFURBISH

AMENITIES

- Detached family home
- Four bedrooms
- Renovation potential
- Garden
- Outbuildings
- 1 acre of land
- Close to Pewsey
- Close to mainline station

SITUATION

Mellowstones is set on the outskirts of Pewsey, quietly nestled between Pewsey and the village of Oare. Pewsey is a substantial and historic village dating from Saxon times, with a thriving community, and boasts the oldest carnival in Wiltshire. The village provides a comprehensive range of shops and amenities including a sports centre with swimming pool, bowls and tennis clubs, hairdressers and various pubs and restaurants. The area has excellent schooling at both primary and secondary levels, with a range of options including St. Francis, Dauntsey's School and Marlborough College in addition to a range of well regarded state schools. Pewsey has a main line rail station with services to London Paddington. The M4 Motorway (J15) is to the North and A303 (M3) to the South.

DESCRIPTION

Mellowstones is a well-proportioned four bedroom detached house with glorious rural views offering an exciting opportunity to renovate into a wonderful family home. The property is quietly nestled between the villages of Pewsey and Oare, providing a rural location whilst having all the amenities of Pewsey close by.

The house offers generous accommodation of over 1900 square feet, including reception room, eat-in kitchen, dining room (or playroom) as well as utility and south facing verandah, leading to the integral garage.

The first-floor bedrooms, of which there are four, are all served by the well-appointed family bathroom and enjoy views overlooking the gardens.



OUTSIDE

The generous grounds and position of the outbuilding lends themselves to conversion for ancillary accommodation, garaging, party barn or a range of other uses, subject to the usual consents.

The land totals just over 1ac; with a swooping gravelled drive, 2 large barns, convertible, STPP and a variety of other outbuildings

NB The land is subject to a 25yr overage; please ask for further detail.

GUIDE PRICE: £950,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



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Marlborough Road, Pewsey, SN9

Approximate Area = 1989 sq ft / 184.8 sq m

Outbuildings = 4064 sq ft / 377.5 sq m

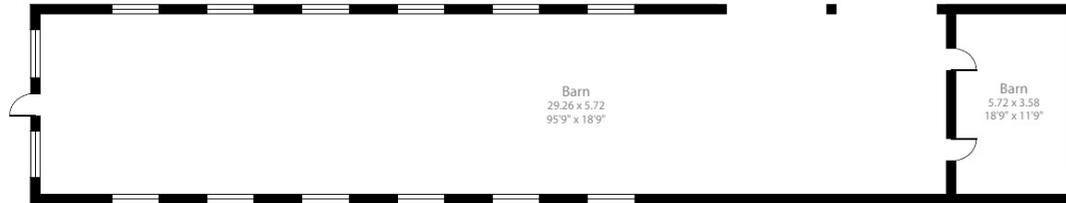
Limited Use Area(s) = 413 sq ft / 38.4 sq m

Garage = 253 sq ft / 23.4 sq m

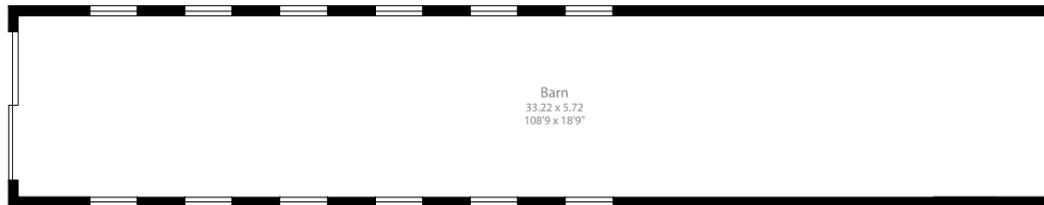
Total = 6719 sq ft / 624.2 sq m

For identification only - Not to scale

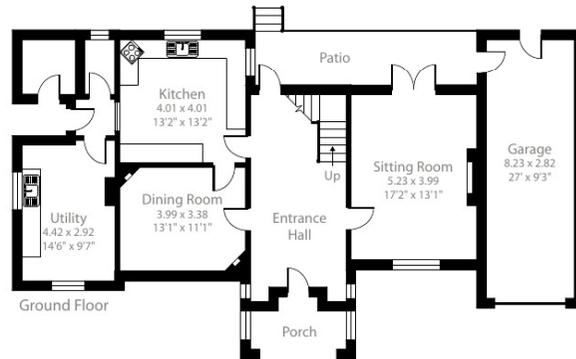
Denotes restricted head height



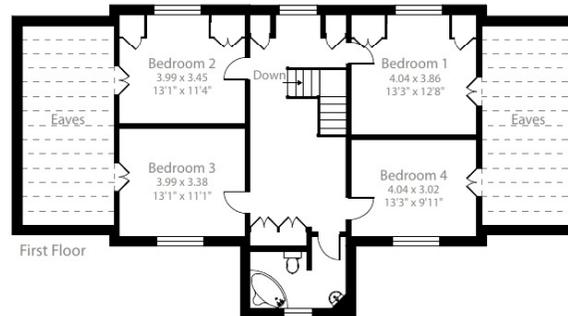
Outbuilding 2



Outbuilding 1



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Carter Jonas. REF: 1211662

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: F
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website
- Please note that the outbuildings must not be accessed due to their structural nature

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

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