



MELLOWSTONES,  
PEWSEY

Carter Jonas



# MELLOWSTONES, MARLBOROUGH ROAD, PEWSEY, SN9 5NT

## 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.

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



## 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





Classification L2 - Business Data





## 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

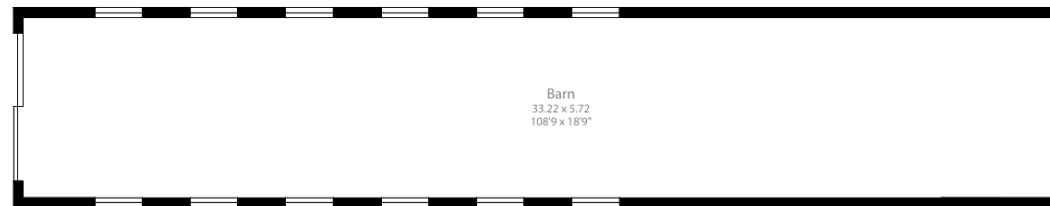
Total = 6719 sq ft / 624.2 sq m

For identification only - Not to scale

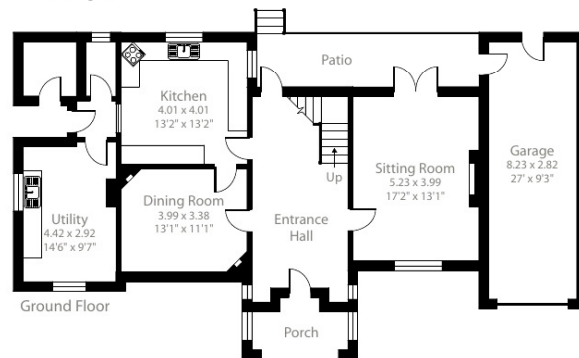
Denotes restricted  
head height



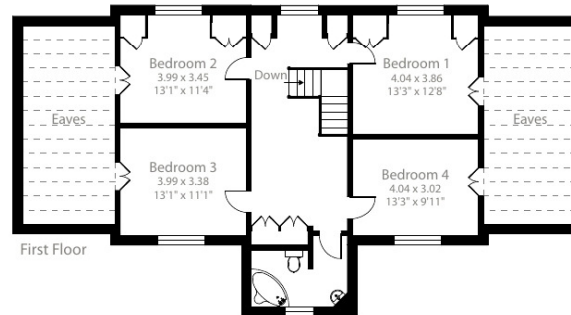
Outbuilding 2



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

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### IMPORTANT INFORMATION

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