



NEATES YARD,
MARLBOROUGH

Carter Jonas

NEATES HOUSE, NEATES YARD, MARLBOROUGH, WILTSHIRE, SN8 1LZ

KEY FEATURES

- Character property
- Parking for 2 cars
- Stunning c50ft reception room
- Kitchen
- 3 bedrooms
- 2 Shower rooms
- Large basement with lapsed planning permission
- Lapsed planning permission for a 4th bedroom
- Moments from High Street
- Courtyard Garden
- Special Location

A DETACHED THREE BEDROOM HOUSE WITH A STUNNING 50FT RECEPTION ROOM AND PRIVATE PARKING, TUCKED AWAY IN A QUIET LOCATION TO THE NORTH OF THE HIGH STREET.



SITUATION

Neates House is an attractive period house located moments from the High Street, conveniently placed for all that Marlborough has to offer - a vibrant market town with an impressive mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, there is a twice weekly market, and the wide range of restaurants include Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a boutique cinema on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, hockey, rugby and running clubs in town. The town features an annual literary festival and is well placed for other towns including Bath, Hungerford, Newbury and Swindon, whilst being surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley with nearby ancient sites of Avebury and Stonehenge. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

Occupying a quiet and particularly convenient position, Neates House is located just off the central part of Marlborough's historic High Street and, importantly, comes with parking. This unique and impressive Grade II listed property, dating from the mid-18th century, was once part of a former brewery. Located in a sought-after part of town within Marlborough's Conservation Area, the house is constructed of brick and tile hung elevations under a tiled roof.

The centrepiece is a stunning vaulted reception room extending to approximately 50ft in length with a beautiful open timber structure. A truly remarkable room, cleverly laid out to create comfortable and versatile living areas. It features a spacious entrance to the house with ample room for entertaining in the dining and sitting areas and a solid elm timber floor throughout.

The modern kitchen/breakfast room leads off from the reception room and is fitted with a comprehensive range of integrated units and appliances. To the rear of the ground floor is a shower room and a large double bedroom with a glazed door leading out to a delightful courtyard garden.

A staircase at one end of the reception room has a galleried landing/home office area. On the first floor there is a large double bedroom (through room) which boasts an abundance of fitted wardrobes. A shower room and third double bedroom complete the first floor accommodation. There is lapsed planning permission (20/11304/FUL) with Listed Building Consent for a fourth bedroom.

Below the house is an impressive arrangement of brick-arched cellars. There is lapsed planning permission (20/11302/FUL) with Listed Building Consent to convert this into a studio apartment with its own separate access.

OUTSIDE

Vehicular access is via Back Lane with a shared driveway leading to the rear of the house where there is parking for two cars. Pedestrian access from the High Street is via the private alley of Neates Yard.

To the rear of the property is a charming and beautifully cared for three-level courtyard garden providing a tranquil space with a good mix of shrubs and flowers. From a paved area there are steps leading up to a large terrace, an ideal spot for secluded outdoor entertaining. A sizeable garden shed is situated at the top level of the garden.

SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Gas fired central heating
- Council tax band: F
- Energy efficiency rating: Listed / exempt
- Broadband and mobile coverage. Please refer to Ofcom website. Please refer to <https://checker.ofcom.org.uk/>

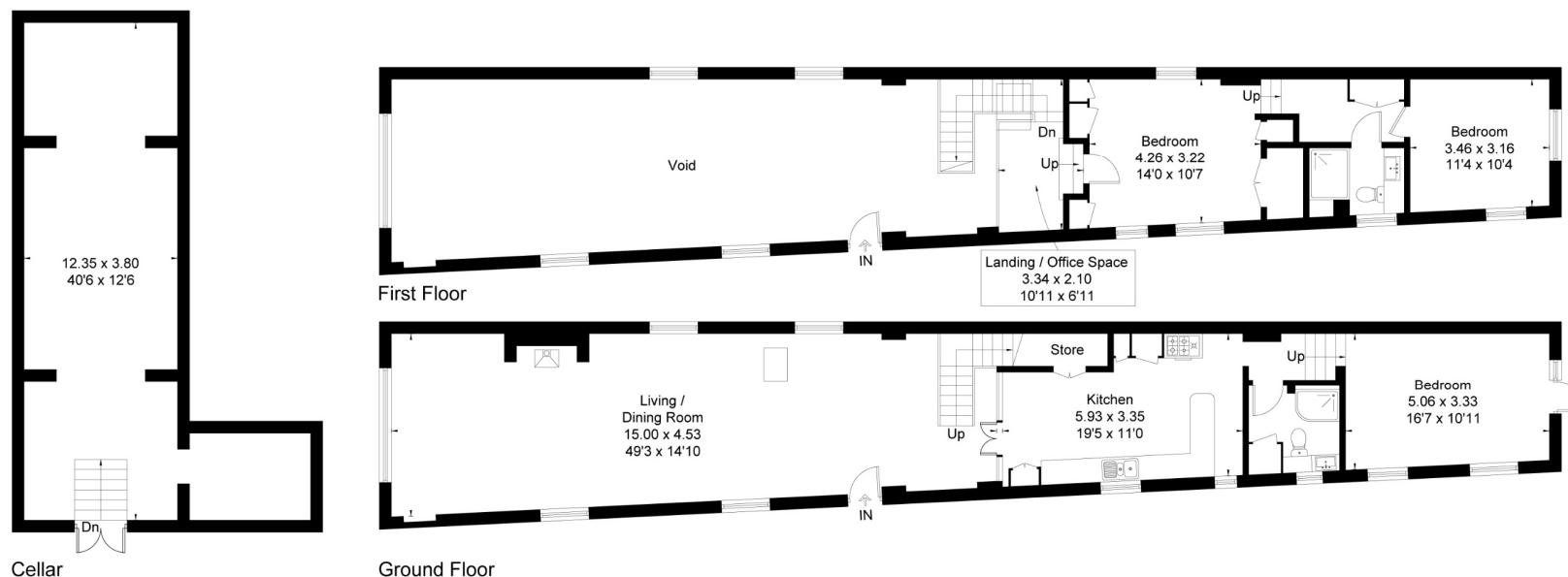
GUIDE PRICE £875,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Neates House, Neates Yard, High Street Marlborough, SN8 1LZ
 Approximate Area = 1694 sq ft / 157.4 sq m
 Cellar = 582 sq ft / 54.1 sq m
 Total = 2276 sq ft / 211.5 sq m
 (Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88470

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Classification L2 - Business Data