

51 The Street, Marden, Devizes, Wiltshire SN10 3RQ

51°19'09"N, 001°52'43"W what3words///proposals.centrally.monday

COUNTRY

HOUSE



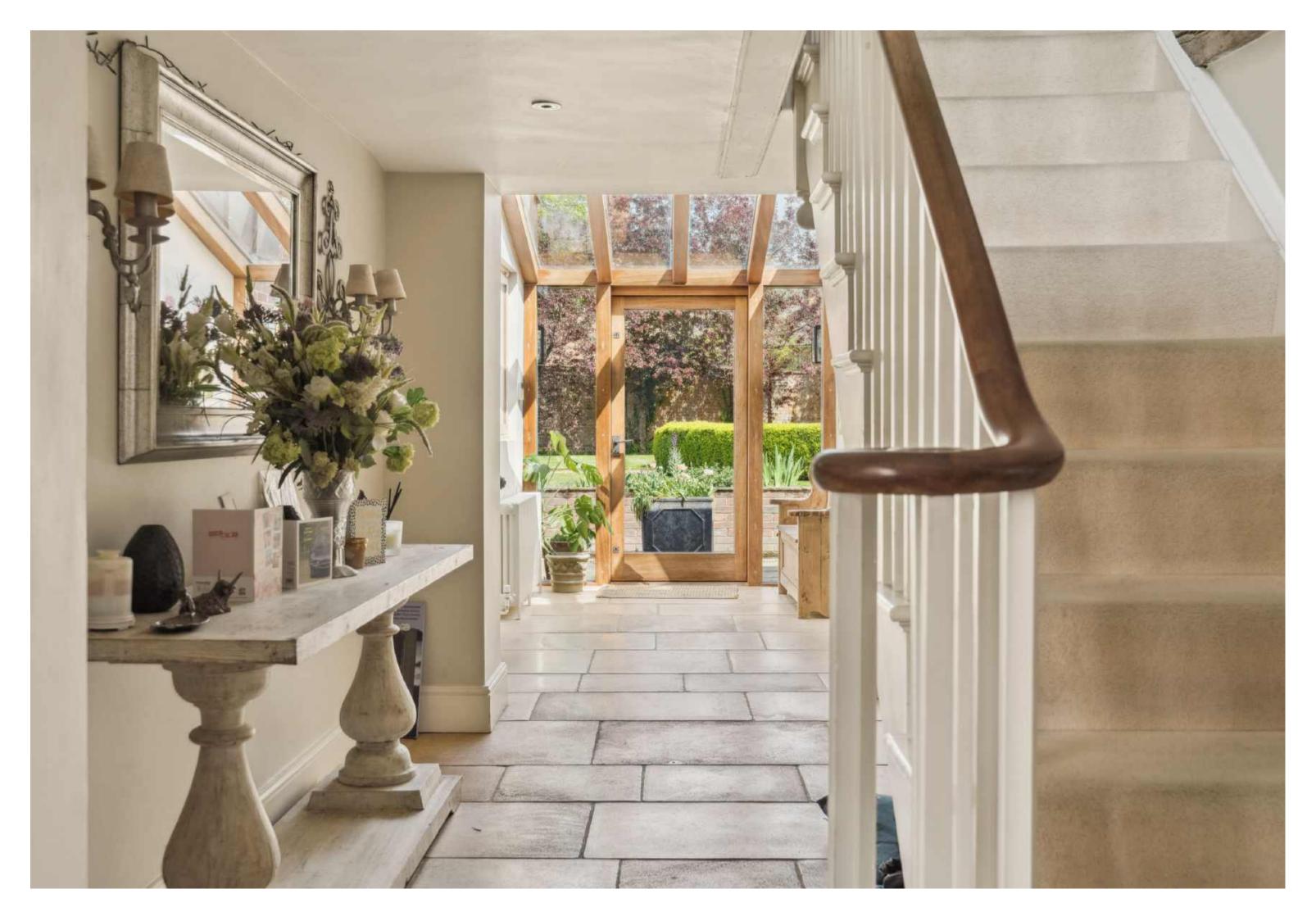
# **ABOUT THIS HOUSE**



range Farmhouse is an enchanting Grade II listed property, believed to date from the 17th Century, with later additions enhancing its charm and proportions. With part-timbered elevations beneath a recently renewed thatched roof (2023), the house is clad in established climbing roses and wisteria, offering an unmistakable sense of timeless English country character. The property has undergone an extensive and sensitive programme of renovation, resulting in elegant and versatile accommodation arranged over three floors.





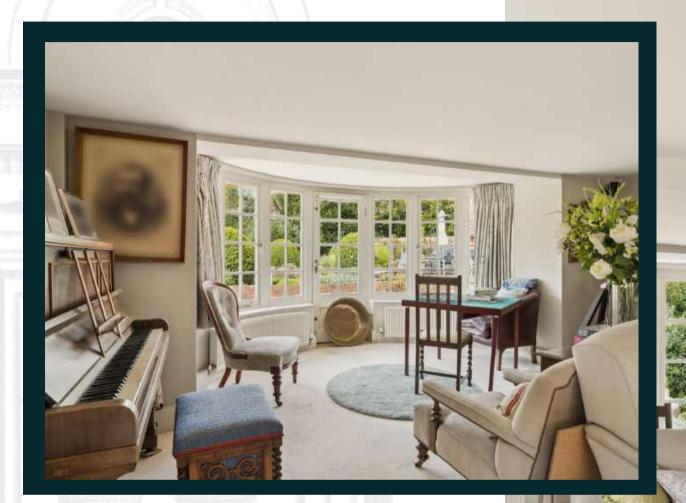


# **ABOUT THIS HOUSE**





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o the rear, a set of stone steps rises to a delightful walled garden, comprising a neatly lawned area, a circular fishpond, a productive kitchen garden, and a traditional greenhouse with an adjoining potting shed — all

beautifully arranged to create a charming and practical space.

Within the grounds lies an enclosed, heated swimming pool and a well-maintained tennis court, offering excellent leisure facilities.

Beyond this, a small area of woodland gives way to the enchanting 'Polly's Walk' — a picturesque woodland path that gently encircles a paddock, which benefits from its own separate access from the lane – available by separate negotiation.

















# THE FINER DETAILS



## BEDROOMS

6

**BATH/SHOWER ROOMS** 

6

**BARN - SEE PLANNING** 

INDOOR SWIMMING POOL GARDENS - ACRES

RECEPTION ROOMS

GARAGING

**TENNIS COURT** 

2.88

### AGENT'S NOTES

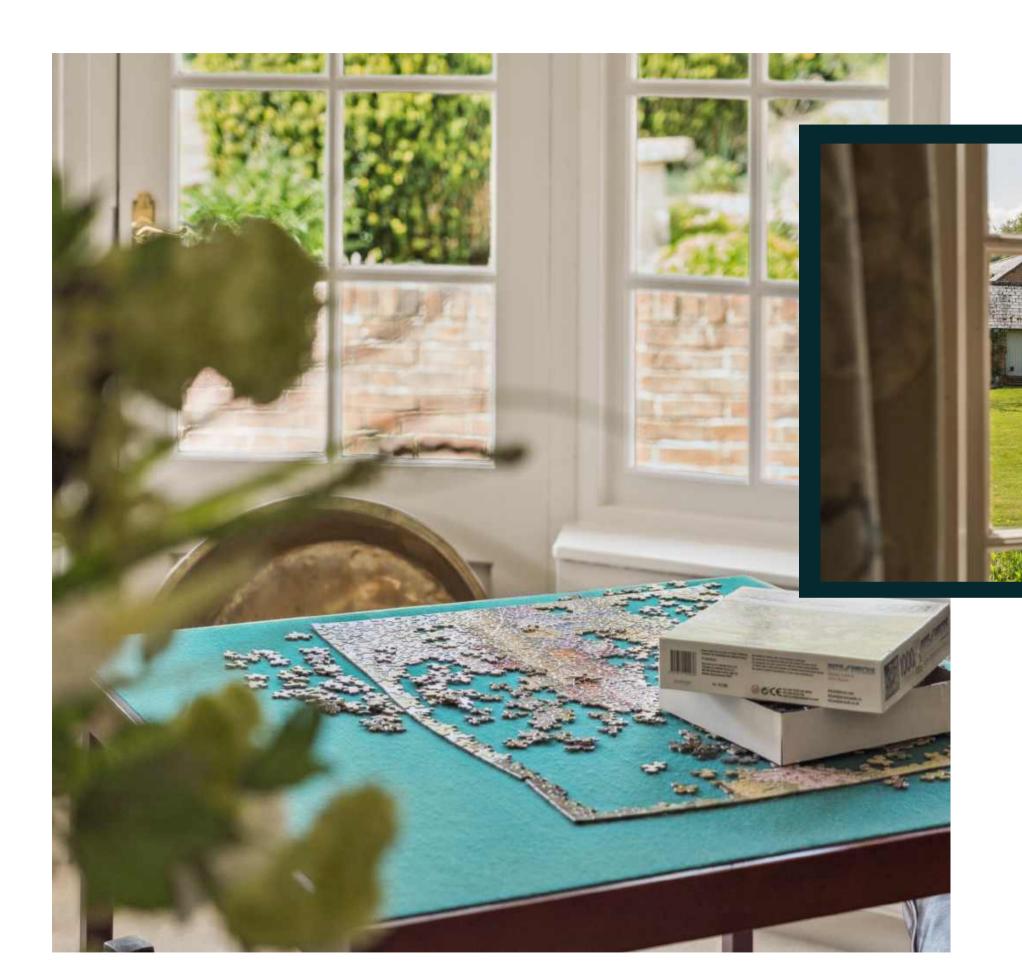
Additional land available by sperate negotiation - 4 acres. Grange Farm House is Grade II Listed.

Grange Farm House was completely re-thatched in 2023.





# THE FINER DETAILS



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**CO-ORDINATES** 51°19′09″N , 001°52′43″W

## SERVICES

Mains water, electricity and drainage Wood pellet biomass boiler

# COUNCIL TAX

Band H

## LOCAL AUTHORITY

Wiltshire District Council











# PLANNNING

Indigo Barn presents a rare and exciting opportunity to create a bespoke home within its own grounds. This detached barn, formerly with planning consent (ref: E/09/0786/FUL) for conversion to residential use, offers considerable scope for reimagining and development, subject to the necessary planning permissions.

The lapsed consent proposed the creation of a thoughtfully designed two-bedroom dwelling, with spacious ground floor accommodation including a sitting room, dining room and kitchen, complemented by two ensuite bedrooms to the first floor. The remainder of the building was to incorporate formal garaging.

Since then, the current owners have commissioned draft concept designs that remain unsubmitted. These preliminary plans respond imaginatively to the scale and character of the barn, highlighting the generous proportions and architectural integrity of the structure, and unlocking its full potential as an impressive and individual home.

The barn is well positioned within its own grounds, with a private courtyard to the front and a garden area to the rear, offering ample outside space in a peaceful and attractive setting.











# **ABOUT THIS AREA**

range Farmhouse occupies an idyllic position within the charming village of Marden, nestled in the heart of the Pewsey Vale — a designated Area of Outstanding Natural Beauty — and lies to the south-east of the historic market town of Devizes.

The village itself retains a strong sense of community and rural character, with amenities including a traditional public house, a well-maintained village hall, the ancient church of All Saints, and a quintessential English cricket pitch.

A short drive to the west lies the thriving village of Pewsey, offering a comprehensive range of everyday facilities along with a mainline railway station, providing direct access to London. The surrounding countryside is a patchwork of unspoilt farmland, woodland and classic Wiltshire villages, interwoven with a network of bridleways, footpaths and the nearby Kennet & Avon Canal — ideal for walking, riding and exploration.

Marlborough is located to the west of Marden and the high street has a wide-ranging mix of cafes and shops and a twice-weekly farmers market. With one of the widest high streets in the country it is renowned for its charm and picturesque setting amongst The North Wessex Downs.









## **ABOUT THIS AREA**

n Salisbury, you will find a wide-ranging mix of cafes, bars and shops and one of the best Charter Markets in the country. At the city's heart is Salisbury Cathedral, with Britain's tallest spire and the best preserved 1215

Magna Carta, all set within an enchanting Cathedral Close and Cloisters. Salisbury host numerous events throughout the year and the surrounding landscape boats Areas of Outstanding Natural Beauty, National Parks and World Heritage Sites.

Frequent and direct rail services run from Pewsey to London Paddington, taking approximately 57 minutes. Alternatively, direct rail services to Waterloo run from Salisbury, taking approximately 90 minutes.

Wiltshire is renowned for its excellent selection of schools. Local private schools include Marlborough College, Dauntsey's, St. Marys Calne, Pinewood, Godolphin, Farleigh School and Ghafyn Grove School. Additionally, there are a number of local state schools including three highly regarded Grammar Schools, Bishop Wordsworth's School and South Wilts Grammar School in Salisbury, and St. Johns in Marlborough.

#### **TOWNS & TRAIN STATIONS**

Pewsey 4.9 miles
Devizes 5.5 mile
Marlborough 9.1 miles
Salisbury 17 miles
Andover 18.4 miles
Winchester 30 miles
Southampton 36 miles
London Paddington from 57 mins

#### LOCAL

The Millstream, Marden The Swan Inn, Enford Red Lion Freehouse, East Chisenbury













# **FLOORPLAN**

= Reduced headroom





**Total** - 1075.9 sq m / 11,582 sq ft **House** - 559.6 sq m / 6,024 sq ft | **Outbuilding** - 464.3 sq m / 4,998 sq ft | **Garage** - 52 sq m / 560 sq ft

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# AREA GUIDE Wiltshire

iltshire is a special county with a fascinating history from the medieval city of Salisbury, with its magnificent Cathedral, as well as Longleat, famous for its Safari and adventure park, and the beautiful Lacock Abbey, which was the birthplace of photography. The ancient standing stones at Stonehenge (World Heritage Site) and Avebury have a magnetism that has drawn people to them from around the world. Renowned for its iconic white horses carved into the rolling downs, almost half of Wiltshire is designated an Area of Outstanding Natural Beauty and there are numerous ways to enjoy our quintessentially English countryside.

### WALKING The Ridgeway National Trail

Described as Britain's oldest route it follows along the chalk ridge of Wiltshire, through to the Berkshire Downs and the River Thames measuring a total distance of 87 miles (140 km) long.

#### EATING OUT

#### The Swan in Enford

Tucked away in a secluded little village on the edge of Salisbury Plain is this charming Grade II Listed country pub which sits next to the river Avon.

#### **EVENT** WOMAD

An international arts festival created to celebrate the world's many forms of music, arts and dance which takes place annually in the grounds of Charlton Park.

#### **DAY OUT** Stourhead House and Garden

With hills, water and classical architecture framed by a fabulous collection of trees and shrubs, Stourhead was described as 'a living work of art' when first opened in the 1740s.



