



Ibbett Mosely

Ley Farm Barn, Birling, ME19 5JF
Price guide £975,000



Snodland Road, Birling, ME19 5JF

GRADE II LISTED BARN CONVERSION WITH STUNNING ORIGINAL FEATURES, IMPRESSIVE DOUBLE HEIGHT VAULTED RECEPTION ROOMS, THREE EN SUITE BEDROOMS, LANDSCAPED GARDENS, PRIVATE DRIVEWAY, WORKSHOP AND DOUBLE CARPORT SET IN THE POPULAR VILLAGE OF BIRLING WITH FANTASTIC VIEWS OVER OPEN COUNTRYSIDE.

NO ONWARD CHAIN

- Grade II Listed Barn Conversion
- No Onward Chain
- Dual Aspect Kitchen / Breakfast Room
- Three En Suite Bedrooms
- Village Location
- Double Height Reception Rooms
- Landscaped Rear Garden
- Far Reaching Views
- Driveway, Car Barn & Workshop

Ibbett Mosely are delighted to bring to the market a fine example of a sympathetically renovated Grade II Listed barn, converted to create an impressive family home with the style and features of its origins. The property offers over 3200 sq ft of spacious and adaptable accommodation and is situated in a beautiful location with attractive grounds with far reaching views across open countryside in the popular village of Birling.

Ley Farm Barn is being sold with no onward chain.

BIRLING

Birling village is approximately 2.5 miles from West Malling with its historic broad high street, specialist shops and Tesco supermarket. There are main line stations at both West Malling and Borough Green and access to the M20/26 motorway network is approximately 3 miles.

ACCOMODATION

The property comprises open plan living accommodation with impressive vaulted ceilings and central fireplace with wood burning stove, a beautifully fitted kitchen / breakfast room runs from the front to the rear of the property and enjoys the benefit of a dual aspect outlook. There is a separate utility room, spacious study, and downstairs cloakroom. A bedroom with en suite shower room completes the ground floor accommodation.

The first floor bedrooms are accessed by two separate staircases, each with walk in wardrobes and en suite bathrooms.

EPC RATING C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0209-2840-7715-9594-2625>

DRIVEWAY & CARPORT

A gravel driveway with guest parking bays leads to covered parking for two cars.

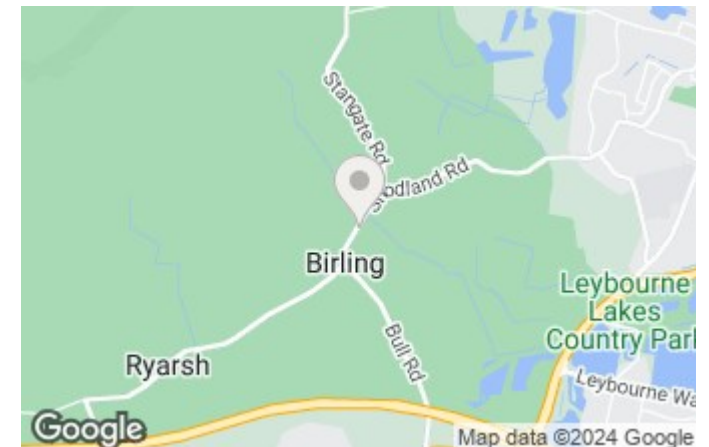
WORKSHOP

A large workshop with light and power

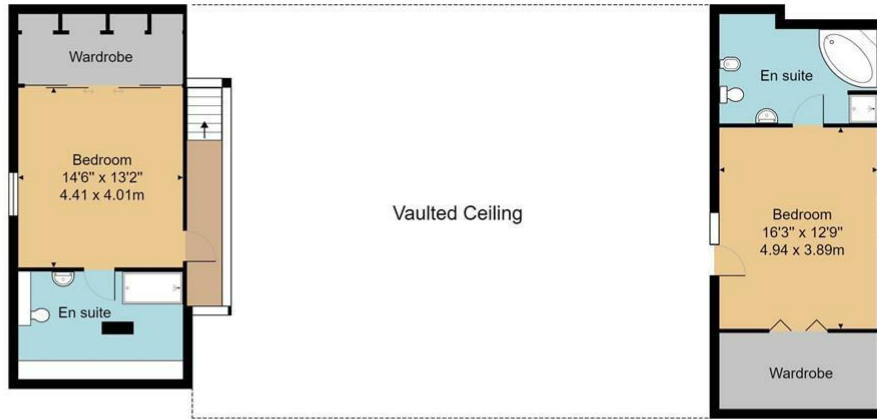
ENCLOSED REAR GARDEN

The rear garden is fully enclosed and mainly laid to lawn with beautiful and well maintained landscaping. A paved patio spans the length of the property and a brick based greenhouse has the benefit of power and heating.

TONBRIDGE & MALLING BOROUGH COUNCIL



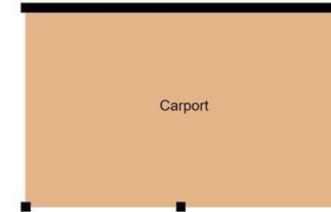




First Floor



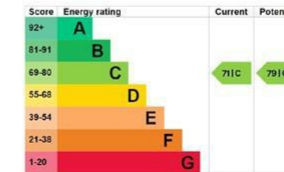
First Floor
Area: 377 ft² ... 35.0 m²



Ground Floor



Ground Floor



House Approx. Gross Internal Area 3266 sq. ft / 303.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

West Malling 01732 842668

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