



Ibbett Mosely

Fishpond Cottage Chapel Street,  
Ryarsh, West Malling, Kent, ME19 5JU

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A much improved, extended and enhanced home in the heart of Ryarsh Village. A fantastic mix of character features and modernised open plan living which we know will hit the right mark with what buyers are looking for.

Social spaces opening up to the approx. 0.75 acre plot with outbuildings ready for adapting to meet the new buyers needs. The gardens give room for energetic playing or socialising with friends.

We would love to show you round this fantastic home and discuss how you would use the space available.

Guide Price £1,100,000

- Mix of Modern & Character Features
- Open Plan Living with Large Social Kitchen Dining Living Space
- Set in a plot of approx. 0.75 acres
- Outbuildings for Potential Development - Subject to planning agreement
- Popular Ryarsh Village
- Four Reception Rooms including Study & Play/ Games Room
- Wood & Multi Fuel Fires
- Large Parking Area & Garage

Nestled in the charming village of Ryarsh, this Characterful detached house on Chapel Street is a true gem waiting to be discovered. Boasting 4 reception rooms and 6 bedrooms, this property offers ample space for comfortable living.

The property seamlessly blends character with modern functionality, providing a unique living experience. With 2 bathrooms and parking for multiple vehicles, convenience is at the forefront of this residence.

Set on approximately 0.75 acres of land, the expansive grounds offer endless possibilities for outdoor activities and relaxation. The outbuildings present an exciting opportunity for development, subject to planning agreement, allowing you to tailor the space to your liking.

Whether you're looking to enjoy the tranquillity of village life or seeking a property with potential for further enhancement, this greatly extended and modernised home on Chapel Street is sure to captivate your imagination. Don't miss the chance to own a piece of history in the sought-after village of Ryarsh.





### Description

Entered by a lovely country lane through a five bar gate the drive winds into the top part of the plot where plenty of parking and outbuildings can be found. The house sits centrally to one side of the plot with surrounding garden making the most of the space available.

Fabulous glazed double doors lead into the welcoming and stylish entrance hallway with Victorian styled tiled floor. You immediately get a sense of space and connected living as openings to both side of hallway lead you into the heart of the home. The main living dining kitchen space is to the right and is almost 30 ft in length. Bifold doors open to the garden bringing that wonderful mix of indoors/outdoor connection. Similarly this is also replicated at the kitchen end of the room onto a patio with bifold door connection. The room as you can see from the pictures really represents the modernised character with Aga oven mixing with the modern but classic kitchen and tiled floors. A large breakfast bar connects your guests to the kitchen area and the dining space sits to one end of the room. A fantastic sitting room comes off the back of the kitchen that shows more original character with beams, wooden floor and feature fireplace with wood burning stove. A connecting door leads into the play / games room and then back to the entrance hallway giving good flow. To the left of the hallway is an open study area with feature fireplace. Next door to this a downstairs WC.

Upstairs, off a central hallway are up to 6 bedrooms, more than most people need so some could be connected or used for dressing rooms and or other functions. The main bedroom sits to over the entrance to the house and looks out over the garden. It benefits from two walk in wardrobes and an ensuite so it truly caters for the owner of this fantastic home. Another family four piece modern bathroom serves the other five bedrooms that have a good mix of character and modern features including beams and trusses to the ceiling.

Externally there are endless options. Great space to let children play and to socialise with friends and family. Landscaped with steps up to the main lawn from the open plan kitchen area and a fantastic terrace from the kitchen end of this room. the garden wraps around the house and contains outbuildings to the top end including a 14 ft by 12 barn with french doors and a separate outbuilding that has water and waste giving it great potential. This currently forms a garage, workshop, utility room, extra storage space and has a shower built in. It was the intention to possibly establish a detached annexe here and this has great potential subject to planning of course.

### Ryarsh

Ryarsh is a sought-after village located in Kent. The village offers a

primary school and a popular pub and eatery with a rich history dating back to 1516. For those looking to shop, West Malling is conveniently close by, approximately 1.5 miles away. It offers a Tesco Metro, boutiques, coffee houses, pubs, and restaurants.

Those looking to travel by train can utilize West Malling station, which is approximately 2 miles away. From there, regular mainline services to London Victoria are available. Additionally, for high-speed rail services to London Stratford and St Pancras, Snodland is around 4.5 miles away, while Ebbsfleet International is approximately 13 miles away.

The area surrounding Ryarsh is renowned for its excellent range of private and state schools, including Tonbridge School, The Kings School Rochester, Cobham Hall, and Sevenoaks. Sevenoaks, which is 12.1 miles away, also offers a comprehensive range of shops, schools, and recreational facilities, including Knole Park.

For those needing to travel further afield, the house in Ryarsh is conveniently located near the M20 with good links to Junction 4. This provides easy access to the national motorway network, as well as London, Gatwick, Stansted, and Heathrow airports. In addition, the Channel Tunnel and the Kent Coast are also easily reachable from the area.

### EPC - E

<https://find-energy-certificate.service.gov.uk/energy-certificate/2274-5451-0611-7814-1951>

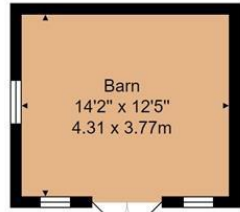








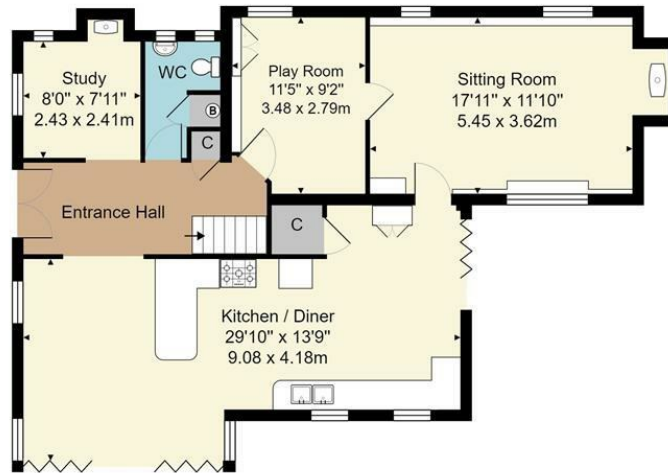




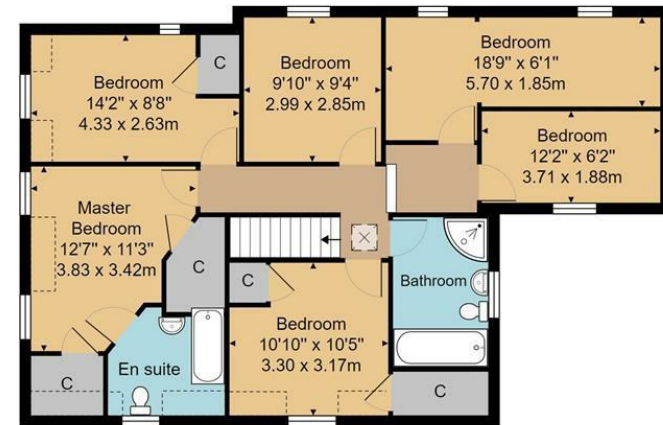
Area: 175 ft<sup>2</sup> ... 16.2 m<sup>2</sup>



Area: 457 ft<sup>2</sup> ... 42.4 m<sup>2</sup>



Ground Floor



First Floor

House Approx. Gross Internal Area  
1951 sq. ft / 181.3 sq. m

Approx. Gross Internal Area  
2583 sq. ft / 240.0 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**

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