



Ibbett Mosely

The Scared Crow, 79 Offham Road,
West Malling, Kent, ME19 6RB

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A fantastic opportunity to convert this former pub into two three bedroom semi detached dwellings as per the planning agreement or adjust the plans to become one large detached family home, subject to alteration of plans.

This Victorian pub offers fabulous character throughout that can be easily incorporated into plans to become a stunning individual home.

Guide Price £475,000

- Former Victorian Inn
- Opportunity to Design Your Own Home
- Private Enclosed Garden
- Planning Agreed for Residential Conversion
- Historic Charm
- Commercial EPC rating C
- Fantastic Popular Central West Malling Location
- Large Social Open Plan Spaces

Prominently positioned on Offham Road in the charming town of West Malling, this delightful Victorian detached former pub offering a unique blend of character and modern potential. Spanning an impressive 1,965 square feet, the property boasts spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms and two bathrooms, this home provides ample space for comfortable living as it is. It also has the planning agreed to be converted into two semi detached three bedroom homes.

One of the standout features of this property is its characterful charm, evident throughout the home. Original details and period features create a warm and inviting atmosphere, making it a truly special place to reside. The property is ideally situated at the heart of West Malling, just a stone's throw from the popular high street, where you can enjoy a variety of shops, cafes, and local amenities.

Additionally, there is exciting potential for flexible development, with planning already agreed for the conversion of a nearby pub into residential accommodation. This opens up possibilities for further expansion or investment, whether you envision a single dwelling or a double dwelling to suit your needs.

This property is not just a house; it is a canvas for your dreams, offering a wonderful opportunity to create a home that reflects your personal style while enjoying the vibrant community of West Malling. With its prime location and potential for development, this Victorian gem is a must-see for anyone looking to invest in a property with both charm and opportunity.





Description

Currently set up and laid out as the original pub the property offers great potential. Boasting accommodation of nearly 2,000 sq. ft. with an open plan area incorporating the main bar and seating area including two feature fireplaces. A commercial style kitchen sits behind doors and a cellar offers great further potential. The original toilet block still is in place that gives options given the water and waste connections existing.

Upstairs is set up as the original publican accommodation and offers three very good sized double bedrooms and a similar sized shower room. All areas have aspects of the original building including exposed floor boards and fireplaces.

An external useful store and enclosed courtyard garden offer great potential also.

Planning & Potential

Planning has been granted for the pub to be converted to two semi detached three bedroom homes. The plans are on the marketing and offer stylish open plan living areas incorporating current features of the property. Both plans offer downstairs cloakrooms, living dining kitchen spaces and offer three good sized bedrooms. One is slightly larger than the other offering an additional utility room and ensuite to the main bedroom as well as the family bathroom. This one also offers access to the cellar for further uses.

The vendor also informs us that she has had good conversations with the planning department at Tonbridge & Malling about changing the plans to become a single larger dwelling offering four bedrooms which they would be open to if new plans were to be submitted and agreed.

So this is a rare opportunity to look to develop a flexible characterful space to become a dream home or homes that would offer a unique solution to anyone's needs.

West Malling

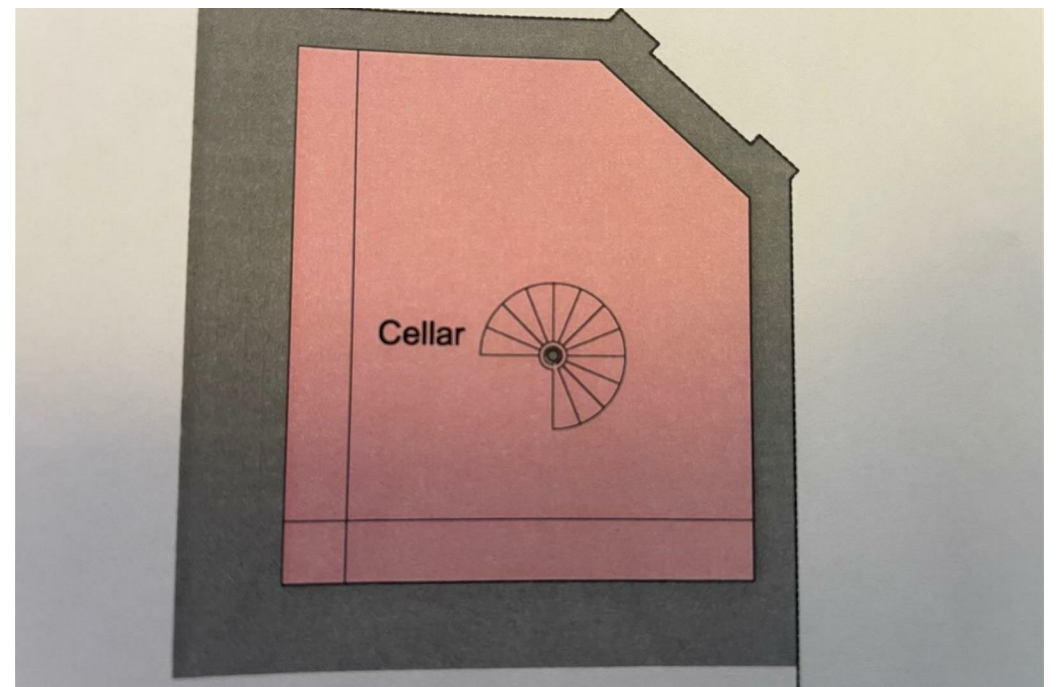
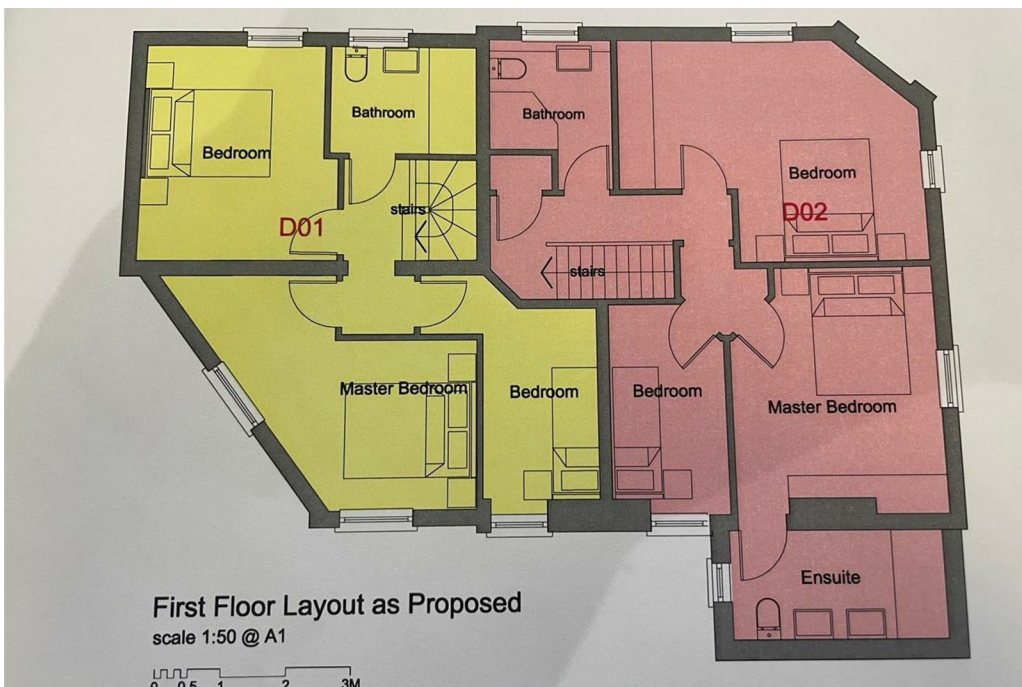
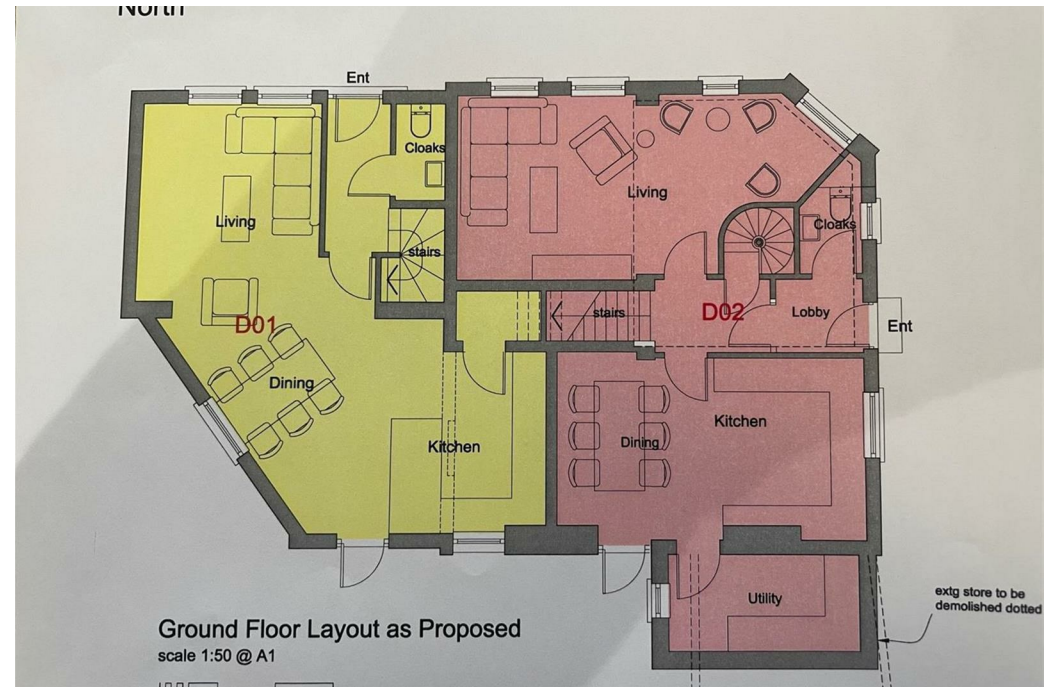
The historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

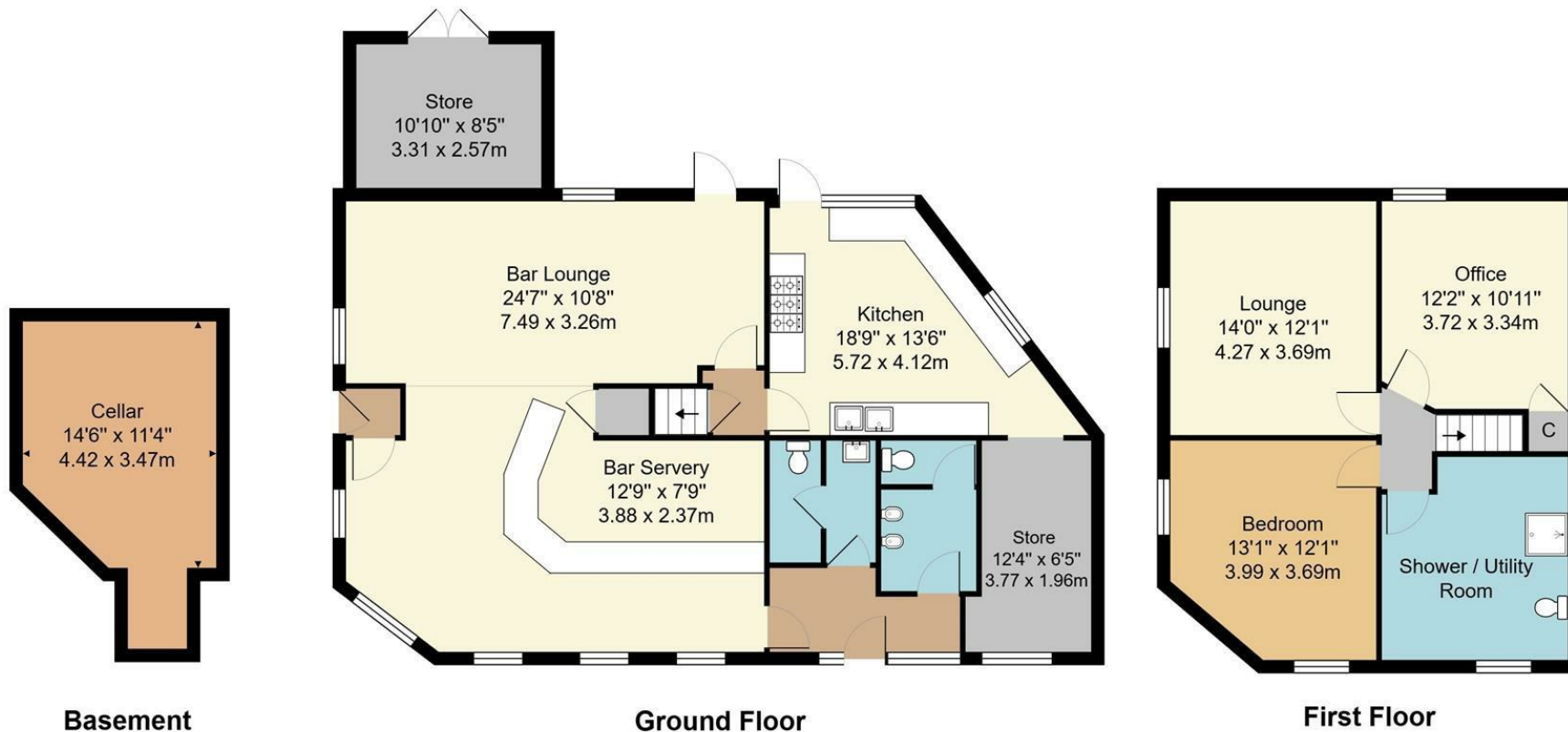












Approx. Gross Internal Area 1965 ft² ... 182.6 m²

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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