



Ibbett Mosely

Russet Barn, 281 Broadwater Road,
West Malling, Kent, ME19 6HT

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A fabulous Barn Conversion with all the charm you would expect including its glazed open plan entrance where the old carts were stored in its previous use giving a great double height light space with mezzanine landing.

Exposed ribs, beams and brickwork are all here to enjoy, the barn enjoys spacious flexible living for the growing family.

A very private wrap around garden gives every opportunity to change planting and offer social patios and terraces for entertaining family and friends, a Japanese garden is a real favourite of the current vendor.

- Stunning Barn Conversion with Glazed Entrance
- Exposed Beams, Ribs & Brickwork
- Set in a Private set back Rural Enclave with Other Homes
- Oast House Vistas
- Walking Distance to West Malling High Street & Mainline Station
- Spacious Open Plan Living Areas
- Double Garage & Parking
- Wrap Around Garden
- EPC Rating - D Council Tax - Tonbridge & Malling Band G
- Guide Price £875,000 to £900,000

Sitting in the picturesque setting of Broadwater Road, West Malling, this stunning barn conversion offers a unique blend of modern living and rural charm. Spanning an impressive 2,337 square feet, the property boasts three spacious reception areas, perfect for entertaining guests or enjoying quiet family time. With four well-appointed bedrooms and three bathrooms, this home provides ample space for both relaxation and privacy.

The barn conversion is situated in a delightful enclave of rural homes, allowing residents to enjoy the tranquillity of the countryside while still being conveniently close to the vibrant West Malling High Street. Here, you will find a variety of amenities, including shops, cafes, and restaurants, catering to all your daily needs.

One of the standout features of this property is its proximity to the mainline train station, which is just a short walk away. This makes commuting to London both easy and efficient, ideal for those who work in the city but prefer the peace of rural living.

The surrounding area is adorned with beautiful rural vistas, including charming oast houses and traditional farm buildings, creating a serene backdrop for your new home. Additionally, the property offers parking for up to four vehicles, ensuring convenience for you and your guests.

This wonderful barn conversion is a rare find, combining spacious living with the beauty of the countryside. It is an ideal choice for families or anyone seeking a peaceful retreat with easy access to urban amenities. Don't miss the opportunity to make this exceptional property your own.





Description

A stunning Barn Conversion set within an enclave of rural buildings that formed part of a bigger farm before conversion. Set back off a country lane the property sits within its own private garden that wraps around the home offering great sunny patios and planting areas. The old cart entrance to the barn is a now glazed and beams light into the heart of the barn from both sides where I am sure you will be wowed by the double height entrance and mezzanine floor above exposing the beams, ribs and added brickwork that continues throughout the home. No less than you would expect from a converted barn and this does not in any way do so.

The entrance hall is used as a reception space but has great flexibility and offers access to the rear as well as all spaces within the barn. A very useful storage cupboard for coats and shoes and a downstairs shower room run directly off this area. A large L shaped sitting / dining room sets itself around a brick fireplace with inset wood burning stove for those more cosy evenings. This flows into the country shaker style fitted kitchen and utility / boot room with exit to the garden. Windows to the wrap around garden and Oast houses beyond are everywhere making this a bright and airy home.

The mezzanine landing can be used a study area and again offers a bright open space looking down into the reception hall with the glass from both sides. This gives access to the four bedrooms and a central family four piece bathroom. The main bedroom sits to the rear of the home and offers a bank of built in wardrobes plus ensuite facilities including a bath with shower over. The three further bedrooms are all doubles and offer built in wardrobes also. The current vendor uses some of the bedrooms for study areas.

Externally the stunning garden is very private and offers great use all the way around the house including to the front as the property is fenced well. The property also offers a detached double garage and parking outside of the garden off a recently enhanced and paved driveway.

West Malling

The property sits on the rural edge and within walking distance of 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.

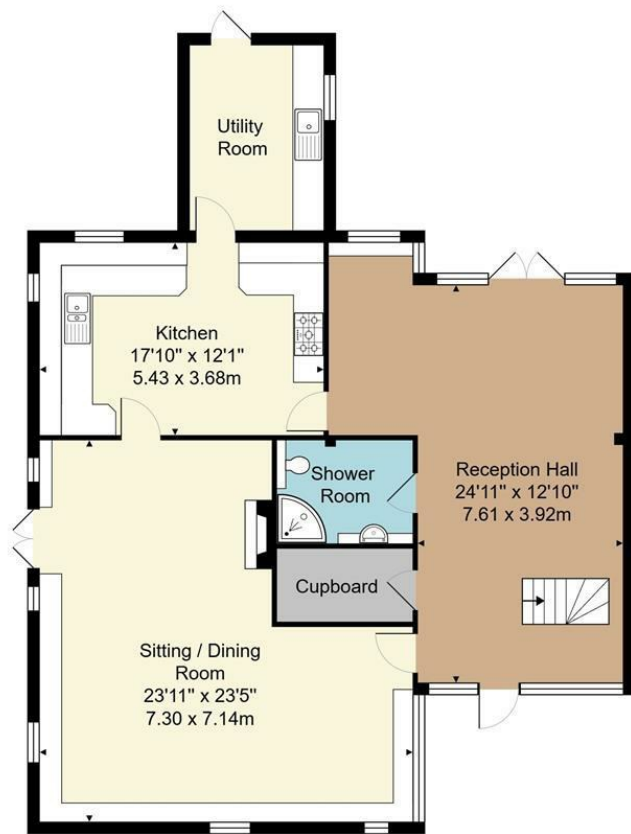




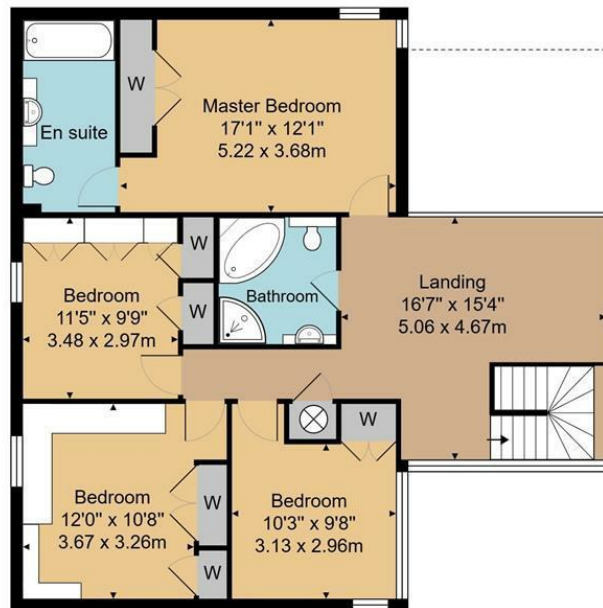




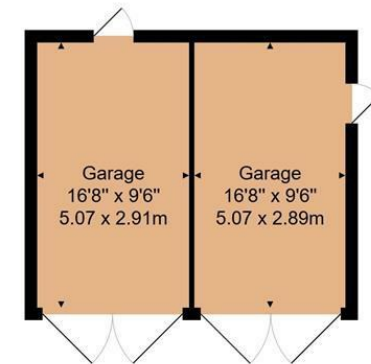




Ground Floor



First Floor



Garage

House Approx. Gross Internal Area
2337 sq. ft / 217.1 sq. m

Garage Approx. Internal Area
322 sq. ft / 29.9 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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