



Ibbett Mosely

39a Upper Mill, East Malling, ME19 6BF



**WONDERFUL THREE
BEDROOM
CONTEMPORARY
CONVERSION PROPERTY
WITH STUNNING ORIGINAL
FEATURES LOCATED IN A
QUIET MILL STREAM
SETTING IN EAST MALLING.**

Guide Price £600,000

- Three Bedroom Mill Building Conversion
- Open Plan Living Dining Kitchen Space
- Two Allocated Parking Spaces
- Stylish Contemporary Décor and Finishes Throughout
- Stunning Refitted & Designed Kitchen
- Quiet No Through Road Village Location
- Ensuite to Master Bedroom
- Stunning Original Features
- Large Courtyard Garden with Mill Stream
- Guide Price £600,000

ENTRANCE

Door to entrance hall.

ENTRANCE HALL

Radiator, stairs to first floor landing.

OPEN PLAN LIVING SPACE

Spacious triple aspect sitting / dining room boasting a fantastic high ceiling, exposed brickwork and original exposed beam, full height glazed doors to courtyard garden, windows to side and front, open to kitchen.

KITCHEN

A fabulous refitted kitchen with full height cupboards and large island style breakfast bar looking out over the open plan living dining area. Contrasting stone work surfaces, upstands and splashbacks. A stunning modern refitted social kitchen.

DOWNSTAIRS CLOAKROOM

WC, pedestal wash hand basin with tiled splash back, hatch to overhead storage.

FIRST FLOOR LANDING

A full height landing fitted with a great pull down Victorian style clothes airer.

MASTER BEDROOM

Large bedroom with built in wardrobes stylishly decorated with double aspect windows.

ENSUITE BATHROOM

Made bigger by its current owners incorporating fantastic built in storage and space for your washing machine, why take it downstairs?. This stylish modern suite with offers a great place to relax and ability to set mood lighting to meet your needs.





BEDROOM TWO

A great bedroom currently set up as an office and library. Double height vaulted ceiling with ladder to mezzanine floor to offer additional space. A double bed has been used in the past to ground level giving space on the mezzanine for storage and study area. Alternatively use the mezzanine as a bed area to free up the space below.

SECOND FLOOR LANDING

Storage cupboard housing boiler.

BEDROOM THREE

Large double bedroom with wardrobes in eaves, two radiators, vaulted ceiling with original exposed beams, inset ceiling spotlights, window to side, and velux window to rear.

FAMILY BATHROOM

P-shaped bath with glass shower screen, mixer tap and wall hung shower attachment, pedestal wash hand basin, WC, radiator, part tiled walls velux window.

OUTSIDE REAR

Private courtyard garden accessed through full height glazed double doors leading from the open planning living space. Garden provides a lovely extra entertaining space with the added benefit of a beautiful freshwater stream running through it that changes with the seasons. Trout pass through the stream that runs to the mill and they get regular visits from a pair of Kingfishers.





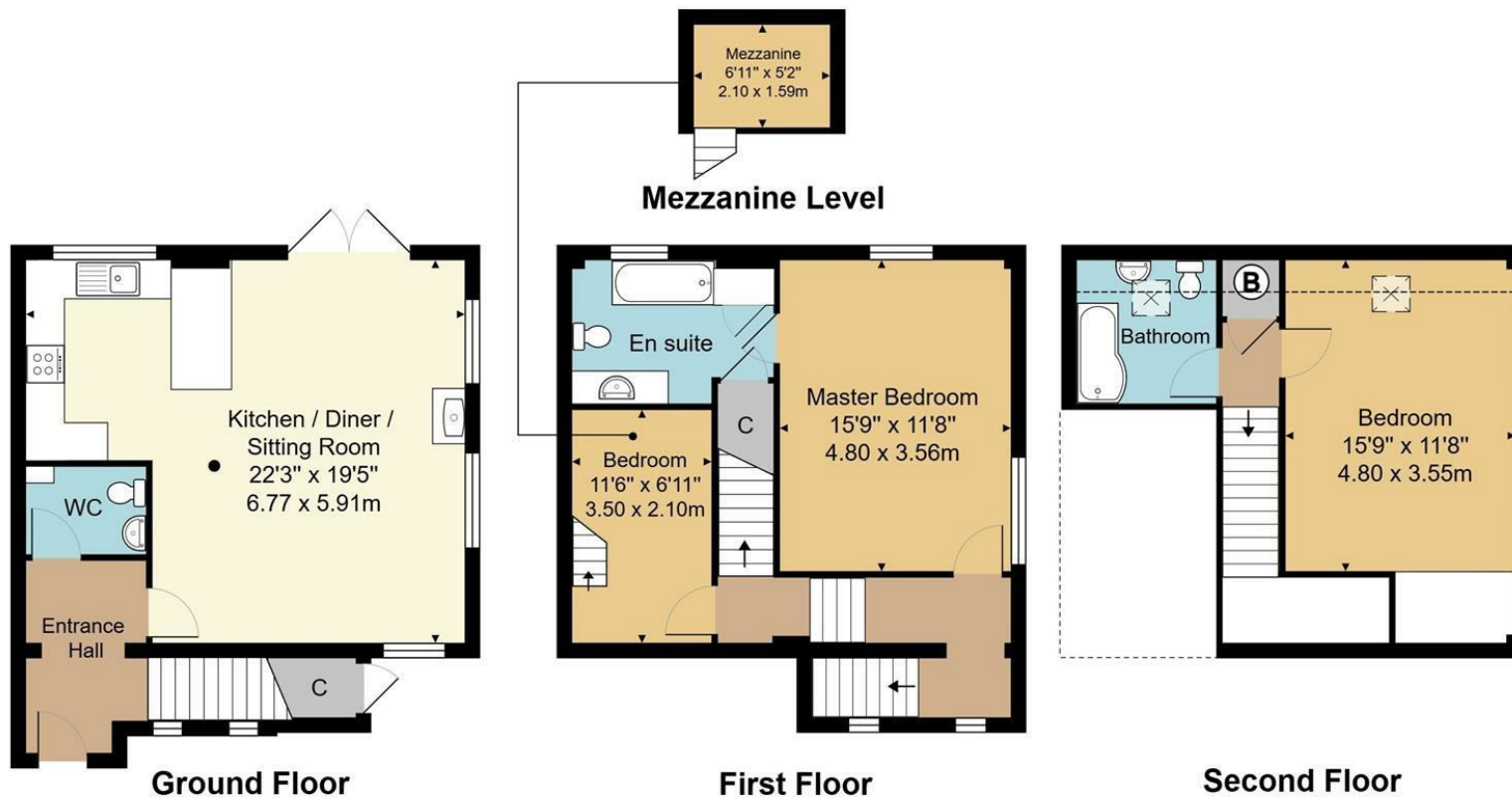
OUTSIDE FRONT

Off road allocated parking for two cars. Further parking available to the road and additional parking bays available at certain parts of the day.

Location

Upper Mill is enviably located in the heart of East Malling village, just a short walk from the mainline rail station with services to London Victoria. For access to London Bridge, West Malling station offers an alternative direct route. The vibrant local community boasts charming pubs, an independent café, and picturesque ragstone church. The award-winning market town of West Malling is conveniently within a walk nearby, known for its boutique shops, fine dining and monthly farmers market.





Approx. Gross Internal Area 1320 ft² ... 122.7 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

Sevenoaks 01732 452246

EPC Rating- C

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
 TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property over 3.0.

...a name you can trust
offices in Kent and London