



**39b Upper Mill, East Malling, West Malling, ME19 6BF**  
**Offers In Excess Of £525,000**




STUNNING FORMER WORKING MILL with stream running beneath the house. The stream is visible through the floor in the Lounge. Situated in East Malling and offering a unique three-bedroom home with architectural design and character, the property believed to be built in 1892 in a wonder. The interior includes high ceilings, exposed beams, and a contemporary finish. The house spans three floors with an open-plan kitchen/dining/living room, three bedrooms, and a study area. The outside boasts stunning views, a semi-private garden surrounded by a ragstone wall, and a variety of wildlife.

Accessible via a beautiful bridge with parking to the side of the property you walk into a hallway leading to the open plan kitchen/ diner and lounge. There is a cloakroom to this floor too offering plenty of storage cupboards and then the stairs take you up to the next floor.

Over two further floors there are 3 bedrooms and a bathroom as well as two mezzanine areas with breath-taking views over the surrounding areas and up stream towards Middle Mill. There are stunning areas on each floor which have been lovingly decorated with historical artefacts which add such a charm to this home.

A spectacular and quirky house - This really is a marvel of a home with such warmth and love that has been spent on keeping this house in fabulous condition. You need to see the house to experience its beauty and every individual element that adds to the constant wow factor at every turn.

- 3 Bedroom Working Mill Conversion
- Stunning Peaceful Village Location
- Illuminated Glass Floor Over The Stream
- Stunning Exposed Original Beams
- Close Proximity to East and West Malling
- Mezzanine Areas
- 2 Parking Spaces

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	





### ADDITIONAL INFORMATION

Tonbridge And Malling Council  
EPC Rating E  
Converted Mill  
Close Proximity to 2 Train Stations

### LOCAL AREA INFORMATION FOR EAST MALLING

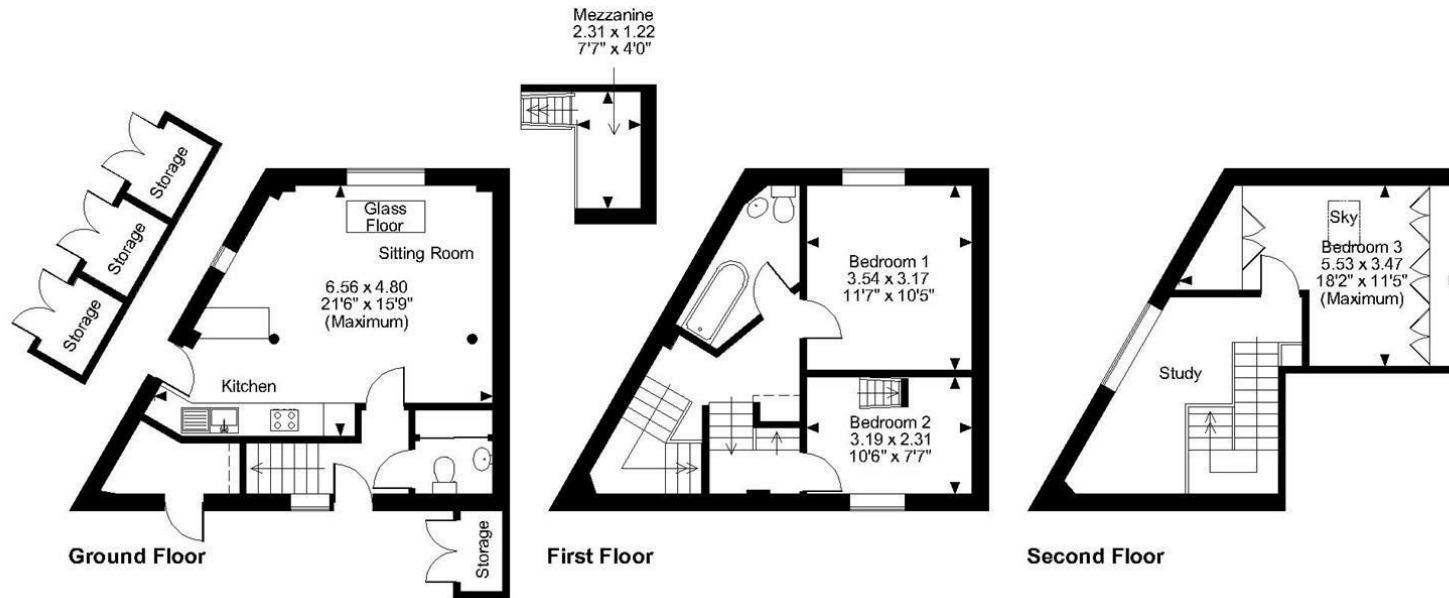
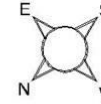
East Malling itself is renowned for research in fruit and the lovely surrounding countryside reflects this, with an abundance of local paths taking you past gorgeous orchards and vineyards.

Although found in a semi-rural position the property is conveniently located minutes from East Malling train station and the M20 motorway network providing links to London and the coast. The market town of West Malling is located just a couple of miles away and is one of the most attractive small towns in Kent with a variety of shops, amenities and eateries.

For education there is a comprehensive range of primary, grammar and private educational opportunities all within easy reach. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.



**Upper Mill, East Malling, West Malling, Ken**  
**Approximate Gross Internal Area**  
**Main House = 1039 Sq Ft/97 Sq M**  
**External Storage's = 68 Sq Ft/6 Sq M**  
**Total = 1107 Sq Ft/103 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8574839/LCO

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

