



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





ADDITIONAL INFORMATION

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

LOCAL AREA INFORMATION FOR EAST MALLING

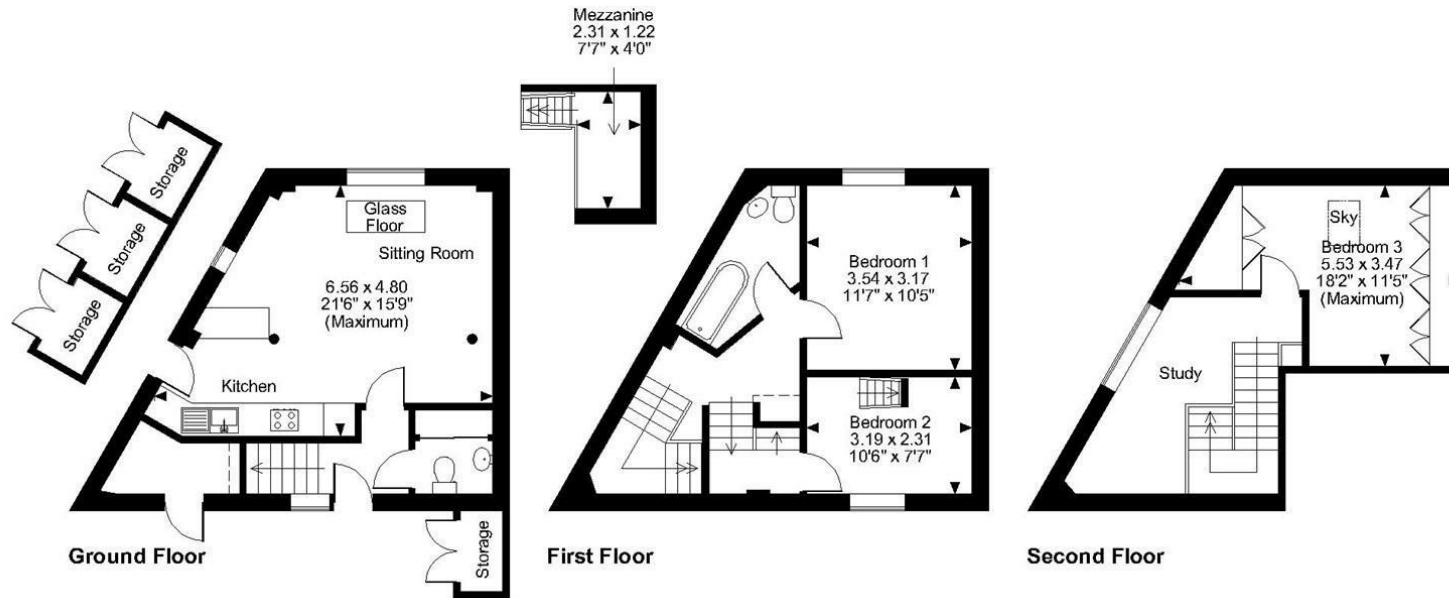
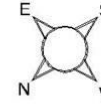
East Malling itself is renowned for research in fruit and the lovely surrounding countryside reflects this, with an abundance of local paths taking you past gorgeous orchards and vineyards.

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 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

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