



Leybourne Mill
13 Castle Way | Leybourne | West Malling | Kent | ME19 5HF

FINE & COUNTRY

Seller Insight

“Leybourne Mill began life as a water mill in the seventeenth century, and is now a superb, modern home, where charming period features blend seamlessly with modern comfort. The owners had always admired the property and it was their dream to be able to live there. When they saw a 'For Sale' board, they quickly viewed and immediately fell in love with the house. The dream was realised, as the house and remainder of the mill has been a much loved family home for twenty seven years.

During that time there have been many changes when the owners worked with meticulous care to preserve the appealing character of the house. Work included updating the plumbing and heating, installing solar panels, renovating a bathroom and the addition of an ensuite bathroom and general and regular maintenance to keep the property in good order.

The thick walls of the house help to make it a cosy winter retreat and a cool summer refuge. The entire home is used and appreciated but the sitting room, a nineteenth century addition, is the sociable hub of the house. Light floods in through the bay window and you have views to the colour and charm of the garden. The study flows from the lounge, and the triple windows allow more views to the garden, making it the perfect place to study and work in its calm ambience.

The well equipped kitchen has a useful walk in pantry and a serving hatch through to the elegant dining room, where the family have many happy memories of countless family celebrations, in a hospitable house that readily welcomes people. The old mill is a fantastic open double height space, perfect for storage, or a workshop.

The owners were avid gardeners, and their love and joy of gardening is evident in the design and different levels and areas. The lawns fringed with mature shrubbery and trees have a tranquil atmosphere, and it is a pleasure to settle on the patio or the top end of the garden to simply savour the beauty of the surroundings. It has also been the ideal, secure play area for children and grandchildren and the setting for summer entertaining.

The house sits at the edge of community minded Leybourne village, and it is only a five to ten minute walk to the doctor's surgery, newsagent, and pub, whilst the bustling market town of West Malling is a three minute drive or a twenty minute walk away. Its rail station has fast links to London Victoria and junctions to the M20 and M26 are close by. The two hundred plus acres of Leybourne Lakes is a popular venue for walkers, cyclists and water sports.

The area provides a pleasing lifestyle with the best of town and country easily accessible.

Leybourne Mill has very many happy memories for the entire family. It was a forever, happy and much cherished home, and they are sad that it cannot stay in the family. However, they are certain that the new owners will love Leybourne Mill as they have.

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Leybourne Mill

Fine & Country proudly presents Leybourne Mill, an extraordinary family residence steeped in history and brimming with charm. Nestled within an oasis of mature gardens, this former water-powered corn mill, as referenced in the Domesday book, is a testament to timeless elegance and endless development potential, while conveniently located within walking distance of the award-winning market town of West Malling.

Approaching Leybourne Mill, you'll be entranced by its historic allure, brimming with a wealth of period features, from quaint bay windows to an imposing vaulted ceiling and inviting fireplaces. While this un-listed home awaits modernization, its substantial old mill aspect offers the canvas for creative reconfiguration and additional accommodation, (subject to obtaining planning permission).

Spanning three floors, the property currently offers a generous layout. The ground floor features three reception rooms, including a cosy sitting room and a spacious study. A formal dining room and utility room complement the kitchen, making it an ideal space for gatherings.

Ascending to the first floor, you'll discover the principal bedroom with en-suite facilities and a family bathroom serving the two remaining bedrooms. The second floor opens up to a versatile space, currently arranged as bedrooms four/five but open to your interpretation. Imagine transforming it into a luxurious principal suite with en-suite and dressing room facilities, tailored to your desires.





Step outside

Leybourne Mill

Outside, Leybourne Mill is cocooned by mature gardens on three sides, creating a serene oasis. These lush gardens include verdant lawns interspersed with mature specimen trees, hedges and beautifully stocked flower beds, with an ornamental pond providing an appealing focal point.

Parking options are abundant with a large driveway accommodating numerous vehicles. Plus, the old mill aspect provides extensive garaging and versatile storage options with double-height ceilings.

Leybourne Mill's location is nothing short of ideal, with the market town of West Malling conveniently close by, with its boutique shops, gastro pubs, wide choice of restaurants, charming cafes and highly popular monthly farmers market. A mainline railway station offers direct links to London, and the nearby M20 motorway (junction 4) ensures effortless connectivity to various destinations.

For families, excellent primary schools are found in nearby villages, including Leybourne, West Malling, Ryarsh, and Offham. Should you require secondary or grammar schools, the county town of Maidstone, just 8 miles away, offers a wide selection of highly regarded options.

Leybourne Mill is more than just a property, it's a canvas on which you can paint your dream home, surrounded by history and nestled in a thriving community. Don't miss this unique opportunity to make Leybourne Mill your own. Contact Fine and Country today to arrange a viewing.

Freehold
Council Tax Band G
EPC Rating D

Guide price £825,000 - £875,000



Castle Way, Leybourne, West Malling, ME19

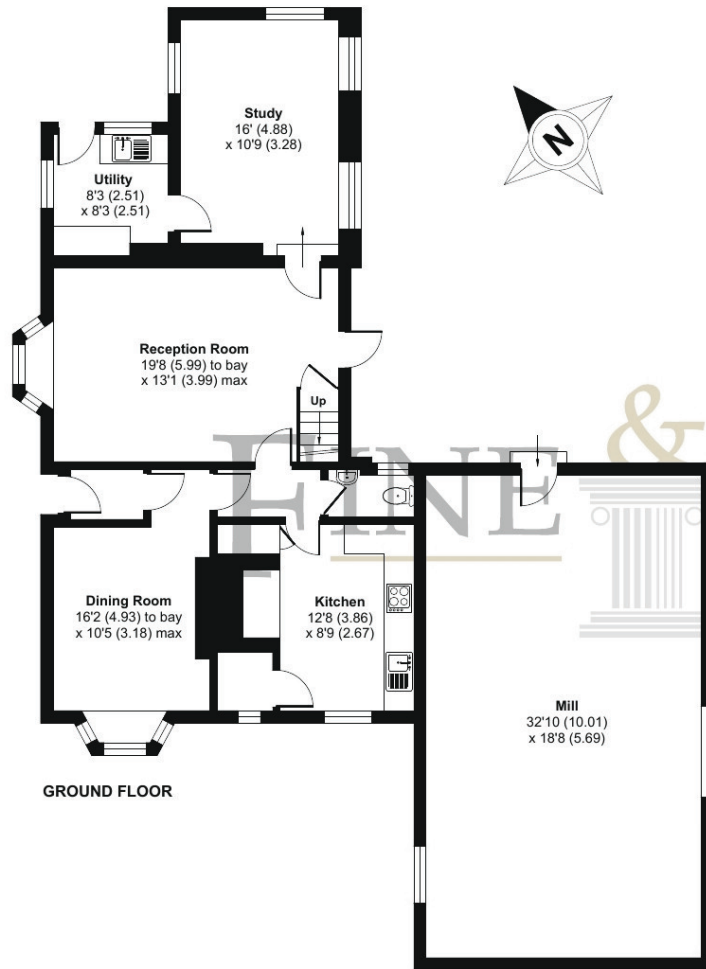
Approximate Area = 2022 sq ft / 187.8 sq m

Limited Use Area(s) = 134 sq ft / 12.4 sq m

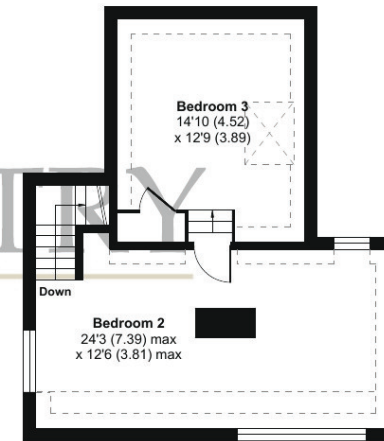
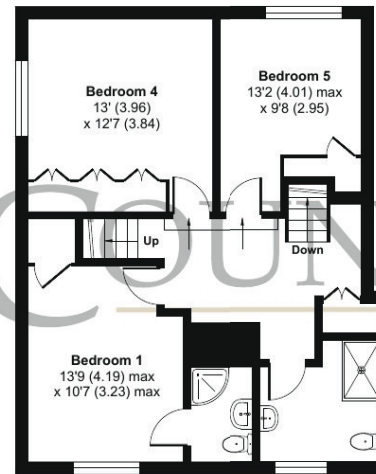
Outbuilding = 613 sq ft / 56.9 sq m

Total = 2769 sq ft / 257.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchemcom 2023. Produced for Fine & Country. REF: 1027540

Score	Energy rating	Current	Potential
92+	A		
81-91	B		54 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 22.09.2023





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