



The Malt House  
Kingsdown | Lynsted | Kent | ME9 0RA



# Seller Insight

“The Malt House has been our cherished home for 37 years. We would often drive past, admiring its beauty. Upon viewing, the energy and atmosphere were undeniable—we simply looked at each other, nodded, and knew this was meant to be our home. That very day, we made the decision to buy it. Over the years, we have come to love not only the house but also the wonderful community and the peaceful surroundings.”

“Since moving in, we have made thoughtful enhancements while staying true to its character. We added a double garage with storage, designed in the style of a Dutch barn, and installed a bespoke, handmade kitchen upon our arrival. Every improvement has been made with care and respect for the home's heritage.”

“One of my favourite rooms is the dining room, which is bright and spacious, with beautiful double-aspect windows. It has been the heart of many treasured family gatherings, especially during Christmas, when the house would be filled with joy. Unlike many older homes, it flows effortlessly, making it ideal for entertaining.”

“Our children grew up here, celebrating special birthdays and creating memories, especially in the garden. They spent countless hours building dens, growing vegetables with me, and relishing the freedom of such a safe and tranquil setting. It felt like stepping back in time—like something from a storybook—where they could set off on their bikes with sandwiches in their backpacks, exploring the countryside without a care in the world.”

“The garden has been a source of great joy. Once a carefully tended space, it has now transformed into a wildflower haven, attracting all kinds of wildlife. It is a private, peaceful retreat and is the perfect spot to unwind.”

“Surrounded by acres of unspoiled land, the area is beautifully maintained by a local farmer who is deeply committed to eco-conscious practices. Within a mile of the house, there are wonderful walking trails through untouched countryside.”

“The hamlet itself is a close-knit and welcoming community, where everyone knows one another. Just a mile away, the nearby village offers a church—an active hub with regular coffee mornings and community events—as well as a traditional pub. There is a local society which organises excellent excursions, providing a lovely way to connect with people.”

“Doddington, another nearby village, boasts an award-winning butcher, Mr Doughty, which was a significant draw for us when we moved here. The local schools are also outstanding, making this an ideal place for families.”

“As I prepare to leave, I know I will dearly miss sitting in my wildflower garden, a cold glass of white wine in hand, soaking in the sounds of nature. Malt House has been a home filled with wonderful memories. We hope that whoever steps into its next chapter will cherish it as much as we 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

## The Malt House

Fine & Country Presents: A Distinguished Country Residence in the Heart of Kent

Nestled within the picturesque landscape of a prestigious Kent village, this Grade II listed country home stands as a testament to timeless elegance and architectural heritage. Set behind charming walled gardens, this impressive residence offers a rare opportunity to own a piece of history while enjoying home comforts.

### A Home of Impressive Proportions

This substantial property boasts traditional Kent peg and slate-tiled elevations, classic sash windows, and undeniable kerb appeal. Occupying a prominent position within the village, the home is accompanied by a double garage, ample parking areas, and an electric vehicle charging point discreetly located at the far side of the generous plot.

### Versatile Living Spaces

Currently arranged as a 5 to 6 bedroom home, with the option of an additional study, this flexible property lends itself to a variety of configurations. Its rich history includes a period when it was divided into three separate dwellings, offering potential for multi-generational living or future development (subject to necessary consents).

Three principal reception rooms offer exceptional space for both grand entertaining and intimate family living. Two large, light-filled rooms grace the front of the property, while a cosy, more private living space nestles at the rear - perfect for relaxed evenings. A charming cellar with good head height presents further potential as a wine store, hobby room, or additional storage.









# Step outside

## The Malt House

### Gardens That Inspire

Outside, the property's wildflower gardens offer a true haven of natural beauty. Mature trees and established planting create a secluded sanctuary, screening the lawned rear and side gardens from neighbouring properties. The plot extends to just under half an acre, with mains power supplied to the detached garage building - ideal for workshop use or further development.

### A Quintessential Kentish Village Setting

Located within Kingsdown, a charming village known for its strong community spirit and peaceful surroundings, the property lies within the historic parish of Lynsted. Surrounded by rolling countryside, it offers the perfect blend of rural serenity and modern convenience.

The vibrant towns of Faversham and Sittingbourne are just a short drive away, offering bustling markets, festivals, and excellent rail and road links for commuters. As part of a conservation area, the village retains its rich history and character, preserving the quintessential charm of its scenic streetscape.

### A Rare Opportunity Awaits

Whether you're seeking a family home with flexibility or a country retreat steeped in history, this exceptional residence offers endless possibilities. To arrange your private viewing, contact Fine & Country today.

### Freehold

Council Tax Band G

EPC Rating Exempt

Property is in a Conservation Area

Utilities connected:- Electric/Mains Water / Cable TV or Satellite/ Phone/ Broadband

For mobile phone coverage in this area please look online

Standard Broadband is available at the property, for more information please look online

Drainage is via private Cesspit, unknown if it meets current regulation, professional advice should be sought

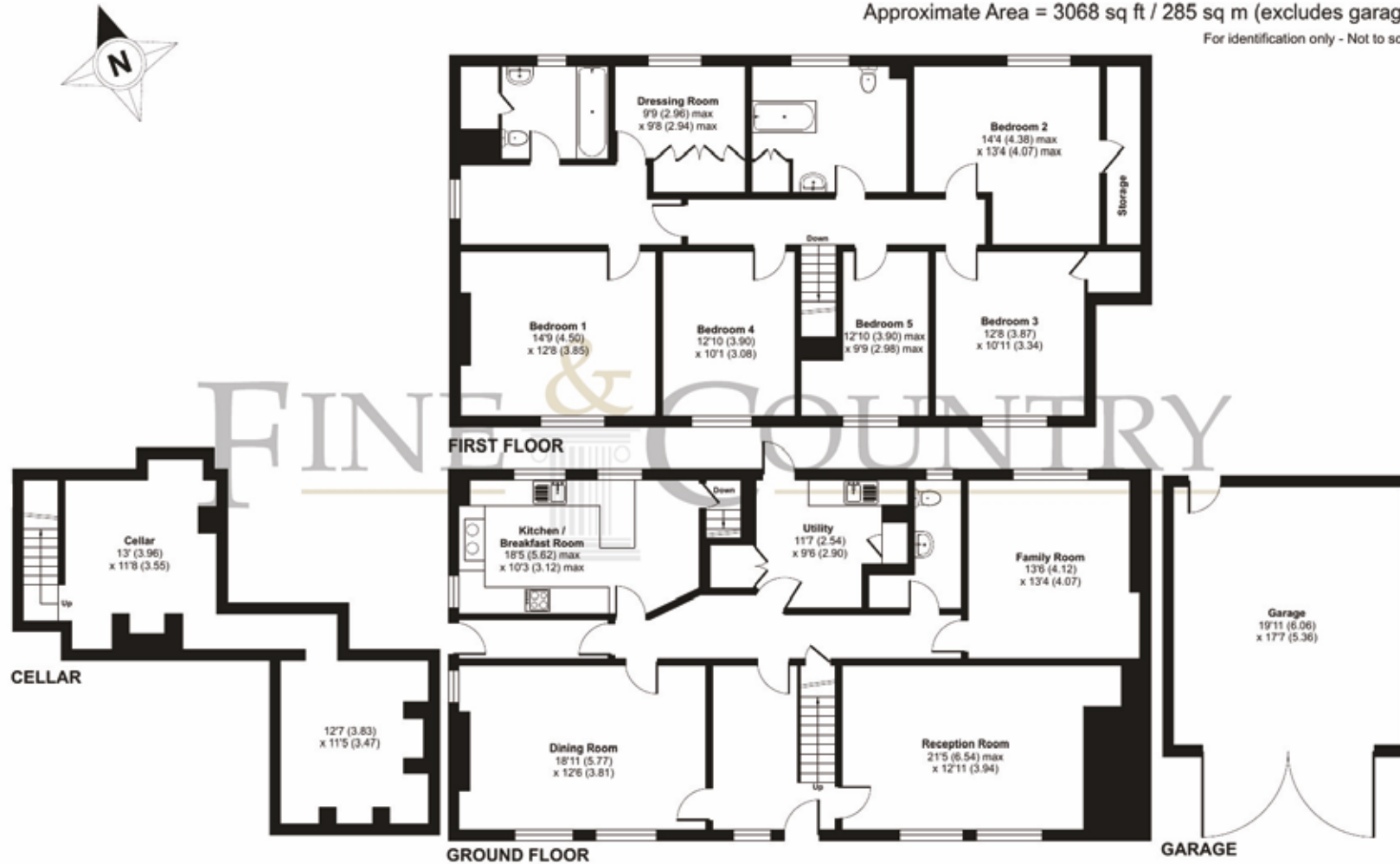


*Guide price* £850,000 – £900,000

# Kingsdown, Sittingbourne, ME9

Approximate Area = 3068 sq ft / 285 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1250049

EPC Exempt

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