



The Old Mill
The Street | Lower Halstow | Sittingbourne | Kent | ME9 7DY

Seller Insight

“

The Old Mill has been our home for the past five years. From the moment we first saw it, we were captivated by its rich history and idyllic village setting. It offers the perfect balance between old-world charm and modern convenience.”

“The property itself is steeped in history, with records of a mill on this site dating back to the 11th century, and we have felt privileged to be its custodians.”

“During our time here, we have made thoughtful enhancements, including adding a new shower to the en-suite, heating, electrical upgrades to improve comfort throughout the home. We have carefully decorated it to reflect our style while remaining sympathetic to its heritage.”

“One of our favourite spaces is the living room, particularly in the evenings after dinner. It is a wonderfully relaxing room, perfect for unwinding at the end of the day.”

“The garden is another feature we have truly loved. Backing onto a village green, it offers a sense of space and tranquillity. A stream runs along the side of the property, attracting an abundance of wildlife—each spring, we delight in watching ducks and their ducklings. In the summer months when the windows are open, the sound of the water is incredibly soothing.”

“The home is ideal for entertaining, with the kitchen serving as the heart of the house. In the warmer months, we often open the doors onto the patio, creating a seamless connection between indoor and outdoor living.”

“The village itself has a wonderful sense of community. There is always something to look forward to, from the annual duck race and scarecrow trail to Santa’s festive visits at Christmas. The local pub, which is on our doorstep, is a true gem, well known for its excellent food. It even hosts a beer and cider festival each year, along with live music in the beer garden.”

“We have been incredibly happy here, but the time has come for us to downsize. This is a fantastic place for families, with a highly regarded primary school in the village and a forest nursery in the next village along. It is a safe, peaceful, and welcoming community, yet conveniently close to all amenities.”

*“There is so much we will miss—the character of the home, the friendly village, the stunning walks by the river. It is a truly special place, and we hope that whoever makes it their own will love it just 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 Old Mill

Fine & Country presents The Old Mill, a charming historic residence idyllically nestled within the Lower Halstow Conservation Area. With origins dating back to the 11th century, this remarkable former Watermill has been home to various mills over the centuries before its thoughtful transformation into a stunning five-bedroom residence in 2007. Surrounded by mature trees, open green spaces, and with a gently flowing stream meandering through the grounds, this is a place to escape, unwind, and embrace a more tranquil way of life.

Tucked away on a generous 0.3-acre plot, the property is accessed via a long private driveway, leading to ample parking and a secluded setting. Built from locally sourced brick and topped with a traditional Kent peg tile roof, the home is rich in historic charm. Beautifully preserved original features include timbers salvaged from the Neptune, a 19th-century Thames barge, and pitch pine beams in what was once the Water Wheel room—now a striking living space full of warmth and character.

Designed with both practicality and style in mind, the spacious kitchen and dining area are perfect for entertaining, with doors opening onto the rear terrace and garden. The five bedrooms are spread across two upper floors, with the principal suite enjoying a vaulted ceiling and an elegant en-suite with a rainfall shower. Larger-than-average landings offer versatile additional living space, whether for reading, relaxation, or home entertainment.

Modern comforts blend seamlessly with the home's rich history, featuring underfloor heating throughout, slate flagstone flooring on the ground level, and wooden floors upstairs. High-speed fibre broadband and a private Wi-Fi network provide seamless connectivity, while a detached garden office with a log burner offers an ideal workspace or a potential garden retreat.

With full planning permission already in place, there is scope to further enhance the property with an additional reception room, a tandem double garage, or even reinstating the mill stream through the garden, creating a breathtaking waterside setting. The land also offers the potential for stables or livestock (STPP), making it an appealing choice for those with equestrian interests.







Step outside

The Old Mill

Lower Halstow is a village full of character and community spirit. A well-regarded primary school, an award-winning gastropub, and a charming Norman church are all within easy reach. The nearby Quayside and Yacht Club provide opportunities for sailing and watersports, while miles of scenic walking and cycling routes make it a paradise for nature lovers. Despite its peaceful surroundings, excellent transport links ensure that London is easily accessible, with fast trains from Rainham station reaching the capital in under an hour.

Offering a rare blend of history, charm, and modern convenience, The Old Mill is more than just a home—it's a lifestyle, a sanctuary, and a unique piece of Kent's rich heritage waiting to be enjoyed.

Freehold

Council Tax band

EPC Rating C

For mobile phone coverage in the area please look online

Ultrafast, Superfast & Standard broadband are available at the property, for more information please look online

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

Property is in a conservation area

Guide price £800,000 – £850,000





The Street, Lower Halstow, Sittingbourne, ME9

Approximate Area = 1673 sq ft / 155.4 sq m

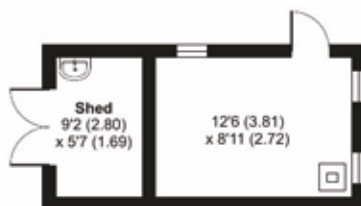
Limited Use Area(s) = 13 sq ft / 1.2 sq m

Outbuildings = 161 sq ft / 14.9 sq m

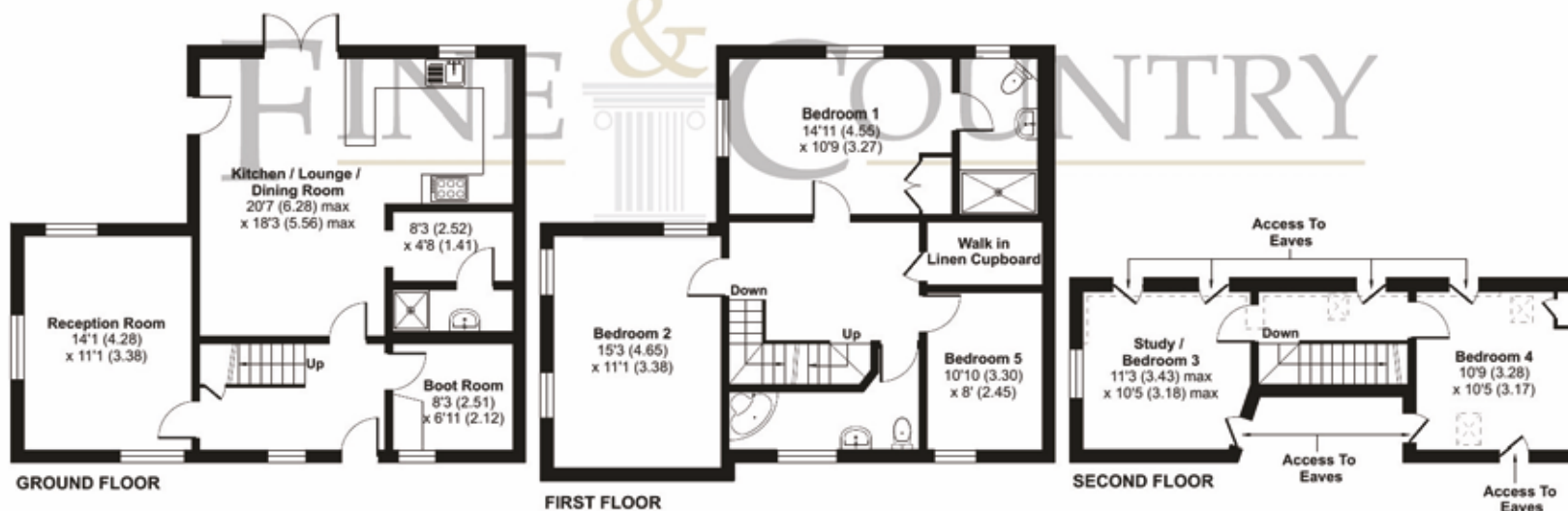
Total = 1847 sq ft / 171.5 sq m

For identification only - Not to scale

Denotes restricted
head height



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Fine & Country (Kent). REF: 1256870

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