



Leybourne Castle
Castle Way | Leybourne | West Malling | Kent | ME19 5HE

 FINE & COUNTRY

LEYBOURNE CASTLE

Fine & Country proudly presents Leybourne Castle, a truly rare and remarkable Grade II listed residence and Scheduled Ancient Monument, dating back to the 13th century. Set within 4.5 acres of private, elevated grounds, the estate extends to nearly 7,800 square feet, including a detached one-bedroom chapel conversion. Imposing, historic and entirely unique, this is a once in a generation opportunity to acquire one of Kent's most distinctive homes, just moments from the award-winning market town of West Malling.*



Beyond wrought iron gates, a long sweeping cobbled driveway sets an immediate sense of occasion, guiding you towards the original gatehouse where semi-circular bastions and ancient stonework create an unforgettable first impression. Believed to date from 1240, the Castle's historic fabric has been carefully preserved and thoughtfully combined with a 16th century farmhouse, later restored in the 1930s, resulting in a home of remarkable architectural depth and character.

The principal residence extends to approximately 6,870 square feet, offering a beautifully balanced arrangement of accommodation that combines scale, flexibility, and character in equal measure. Currently configured to provide eight bedrooms alongside an array of elegant living spaces, the home lends itself naturally to both family life and entertaining, creating a timeless, grand yet welcoming residence.

The ground floor unfolds from an impressive reception hall into a series of five beautifully proportioned reception rooms, each rich in character and architectural detail. The Great Room stands as a particularly striking space, centred around an imposing open fireplace and offering a wonderful sense of scale for both formal entertaining and relaxed gatherings. A formal dining room provides an elegant setting for more refined occasions, while a beautifully appointed library and office create a distinguished and practical working environment. A further reception is currently arranged as a playroom, enhancing the versatility of the layout. High ceilings, leaded light windows, and an abundance of natural light enhance the sense of space throughout, complemented by oak panelling and period detailing.

At the heart of the home, the kitchen and breakfast room is both functional and inviting, fitted in traditional oak and supported by a well-appointed pantry and a dedicated laundry/utility room. A wine store, adds a further layer of practicality and appeal, perfectly suited to both day to day living and larger scale entertaining.

A truly unique feature lies within one of the original bastions, where a cobbled internal courtyard, complete with a central well, offers a secluded and atmospheric retreat, a cool and peaceful setting during warmer months and a constant reminder of the Castle's rich past.







Seller Insight

“ We wanted a project – something challenging,” say the owners of this highly unique property. “We owned it for several years before moving in; however, once we spent our first night here, we were completely captivated.”

Set within approximately five acres, the property offers a remarkable blend of history and craftsmanship. “At its heart are the ruins of a castle dating back to around 1240, classified as an ancient monument, along with a number of listed outbuildings, including a Victorian dovecote,” the owners explain. Attached to this stands the main house, a striking Arts and Crafts manor built in the 1920/1930s using original Kent ragstone. “It was designed by Walter Godfrey, who restored a number of historic buildings.”

When the owners first acquired the property, it required extensive work. “It was on the English Heritage ‘at risk’ register, and the house itself needed bringing up to modern standards,” they recall. “We’ve worked closely with them over the years, installing mains drainage, electricity and gas, and making it comfortable while still respecting its history.” They add, “There’s a wonderful sense of space – it’s a proper family house, with lots of rooms and plenty of flexibility.”

The main living room is a standout feature. “It’s large and very welcoming – we’ve hosted up to 60 people for seated charity events,” they say. “At Christmas, with a big tree and the log fire going, it’s just magical.” A quieter favourite is the library. “It’s the perfect place to shut yourself away and read for hours.”

The grounds are equally impressive. “We have an orchard with apple, cherry and quince trees, as well as paddock-style lawns,” they say. “The church sits at the bottom of the garden, and the views stretch across open fields with horses. It feels incredibly private and peaceful.” The owners have also made full use of the setting for entertaining and community events. “We’ve held concerts here – it’s been a lovely way to bring people together and raise money for the church roof.”

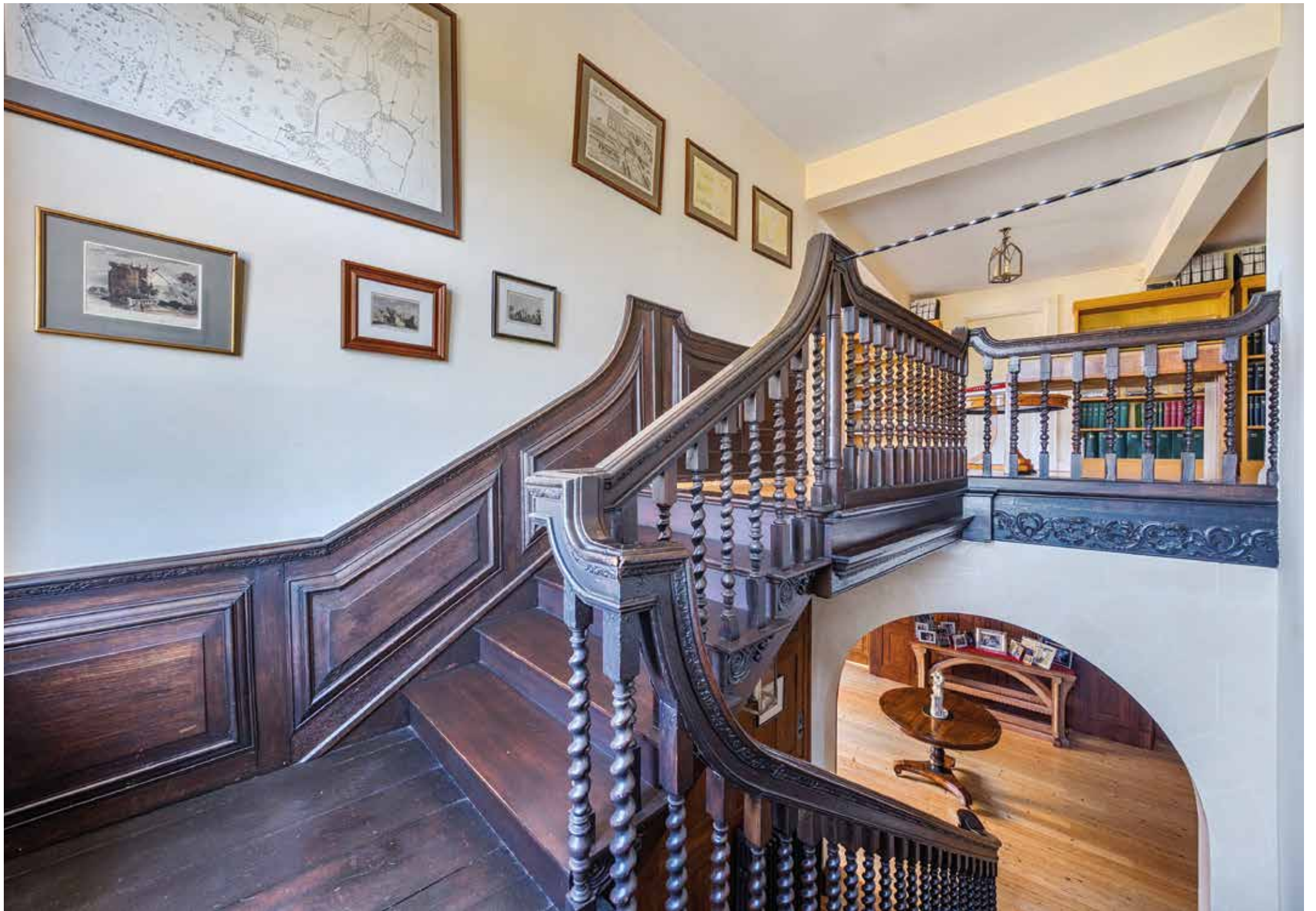
Set on the edge of the village, the property is conveniently located near West Malling. “The station is about a mile away, and the motorway is close enough to be convenient without being intrusive,” they say.

“What we’ll miss most is the privacy and the space,” the owners reflect. “You can completely shut yourself away or open it up and share it – it’s been a very special place to live.”*

* These comments are the personal views of the current owner 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.







Ascending the principal staircase, a beautifully ornate oak feature with exquisite carved detailing, the first floor reveals a collection of well balanced and inviting rooms. The principal suite enjoys a double aspect, accompanied by a luxurious en suite bathroom and a fitted dressing room. The additional bedrooms are served by two well appointed bathrooms, thoughtfully designed with a sense of elegance, featuring both roll top bathtubs and separate shower facilities. A refined drawing room provides an additional reception space on this level, enjoying an elevated outlook and offering flexibility to be utilised as an additional bedroom if desired.













Complementing the main residence, the detached one-bedroom cottage, believed to have once served as a chapel, provides superb ancillary accommodation. Rich in character, with stone walls and stone floors enhanced by underfloor heating, it features a striking double height reception area with vaulted ceiling, alongside a second reception arranged as a sunroom, enjoying a pleasing vista over neighbouring farmland. The shaker style kitchen, finished in rich oak, provides a well-appointed and cohesive space, while a spiral staircase rises to a mezzanine bedroom. A contemporary wet room completes the accommodation, making it ideal for guests, extended family, or independent living.





Leybourne Castle stands enviably within approximately 4.5 acres of landscaped grounds, designed in a parkland style and framed by mature hedging and an array of specimen trees, ensuring both privacy and tranquillity. An orchard with a variety of traditional fruit trees, alongside greenhouses and additional outbuildings, adds both charm and practicality to the setting.

A substantial garage complex provides extensive parking and is complemented by a fully equipped workshop, including a vehicle inspection pit, ideal for collectors or enthusiasts. Further outbuildings, including a generous tractor shed, provide excellent storage and scope for recreational or practical use, enhancing the overall versatility of the estate.

The property occupies an elevated position overlooking open farmland to the west and the historic Leybourne Church to the east, creating a picturesque and highly desirable setting. The award-winning market town of West Malling is just moments away, offering a vibrant mix of boutique shops, restaurants, cafés, and traditional public houses. Excellent transport links are close by, with convenient access to the M20 and M2 motorway networks, while mainline rail services from West Malling provide direct connections to London Bridge, Charing Cross and Victoria in under 45 minutes. The area is also well regarded for its range of respected state and grammar schools.

A home of exceptional provenance, architectural significance, and enduring appeal, Leybourne Castle now awaits its next custodian.

Services, Utilities & Property Information:

Freehold

Grade II* Listed

Council Tax Band - Main House H

Council Tax Band - Annexe D

EPC Rating Main House E

EPC Rating Annexe F

For mobile phone coverage in the area please look online

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

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

Guide price £3,750,000





Castle Way, Leybourne, West Malling, ME19

Approximate Area = 6870 sq ft / 638.2 sq m (excludes bastion courtyard garden)

Annexe = 920 sq ft / 85.4 sq m (excludes vaulted ceiling)

Garages = 1471 sq ft / 136.6 sq m

Outbuildings = 644 sq ft / 59.8 sq m

Total = 9905 sq ft / 920.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Fine & Country (Kent). REF: 1448379

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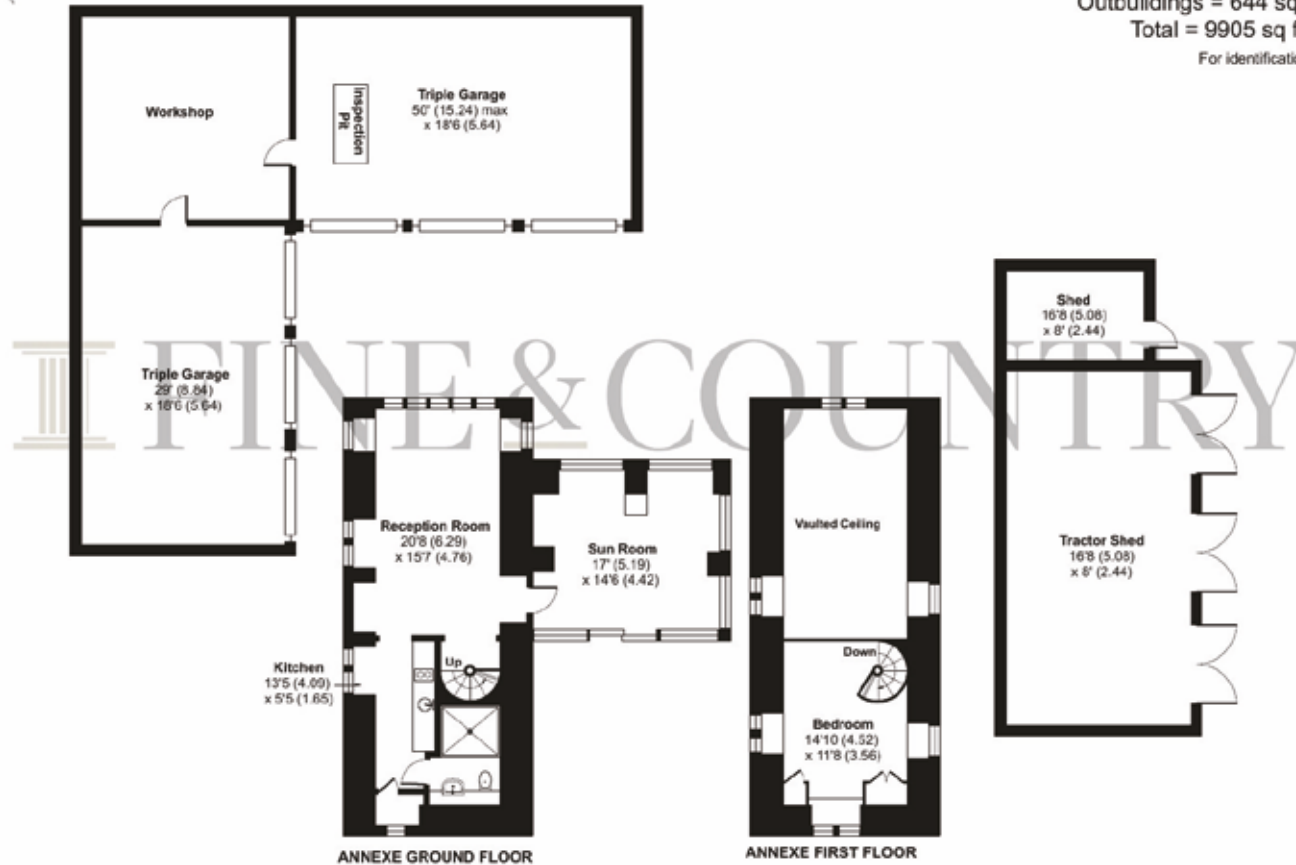
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We value the little things that make a home

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FOUNDATION

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