



Russet Barn  
281 Broadwater Road | West Malling | Kent | ME19 6HT

# SELLER INSIGHT

“When we first saw the barn, it was a huge empty space, one which we watched transform into a well-designed and comfortable home,” says the owner of this unique property on the edge of a working fruit farm and orchards. “Set back from the road and entered through a historic archway, we soon came to appreciate the privacy and quietness it offers – something often commented on by visitors.”

Russet Barn, originally a later 19th-century hop barn, was converted in 1997-98 as part of the redevelopment of a group of farm buildings, including attractive oast houses. “The property is modern inside but retains its historic character, with huge, exposed beams and a full-height hall flooded with light. The hall and gallery upstairs have always felt dramatic yet welcoming,” the owner explains.

Since taking ownership in 1998, the outside space has been transformed into a striking, easy-to-maintain garden. “There was nothing when we arrived as it had been purely a working building. I designed the wrap-around garden with perennials, roses and suitable trees, and included two seating areas plus a large patio leading from the hall. Three years ago, I planted a Japanese garden with an illuminated lantern, which is beautiful to view from the patio doors. Having breakfast on the patio and looking at this area is a real highlight.” Views from the house and garden add to its charm. “The neighbouring oast houses provide a lovely backdrop, and the space and light throughout the barn are just wonderful.”

With its beautiful setting and excellent sense of space, the property is ideal for entertaining. “The hall and garden have been brilliant for Christmas gatherings and summer parties. I love cooking, so having a large, well-equipped country kitchen has made hosting so much more enjoyable.”

Despite the rural setting, convenience has been key. “It’s a short walk via footpaths to West Malling village, and just five minutes by car,” the owner explains. “There’s excellent access to London, with at least two trains an hour from the station, and the M20 nearby makes travel easy. We’ve always appreciated being so close to shops, schools and amenities while enjoying such a peaceful location.”

Reflecting on her time at the barn, the owner adds, “I’ll really miss the space, the light and having such a lovely study. The combination of historic character, modern comfort and the garden has made this a wonderful home for more than 25 years.”

\* 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.





# STEP INSIDE

## Russet Barn

Fine & Country are delighted to present Russet Barn, an exceptional barn conversion set within a small hamlet of converted farm buildings along Broadwater Road, on the fringes of the award-winning market town of West Malling. Idyllically nestled beyond a historic archway, this late nineteenth century hop barn was thoughtfully converted in the late 1990s, retaining its rich heritage while delivering over 2,300 square feet of refined, contemporary living.

Soaring exposed timbers, brickwork and a dramatic full height entrance hall define the homes character. The original cart entrance, now glazed, draws light deep into the interior, creating an immediate sense of scale and warmth. From the reception hall, you ascend to a mezzanine gallery that enhances the architectural volume and provides an ideal study area overlooking the space below.

The ground floor is arranged for both entertaining and everyday life. The reception hall offers versatility as an additional sitting area and gives access to a useful storage cupboard and well appointed shower room. An L shaped sitting and dining room centres around a brick fireplace with inset wood burning stove, flowing seamlessly into a country style shaker kitchen designed with hosting in mind. A separate utility and boot room adds practicality, with direct access outside. Windows frame views of the gardens and neighbouring oast houses, ensuring a constant connection to the surrounding landscape.

Upstairs, four generous double bedrooms, all with fitted wardrobes, are arranged from the gallery landing. The principal bedroom enjoys a peaceful rear aspect and en suite facilities, while a well appointed four piece family bathroom serves the remaining rooms. The layout provides flexibility for guest accommodation, home working or additional reception space if desired.





# STEP OUTSIDE

## Russet Barn

The beautifully landscaped south, south-westerly facing wrap around gardens of Russet Barn complement the residence perfectly, exhibiting mature specimen trees, shrubbery and herbaceous planting. Meandering pathways lead to numerous seating areas, an ornate Japanese inspired garden, and expansive lawns, all thoughtfully positioned to capture the sun throughout the day. The setting is private and tranquil, with views towards neighbouring orchards and traditional farm buildings. Two garages and two additional parking spaces complete the picture.

Despite its peaceful semi-rural setting beside a working fruit farm, the property is within walking distance of the vibrant, award-winning market town of West Malling. Its charming high street offers an eclectic mix of independent shops, boutiques, cafes, fine eateries, gastro pubs and supermarkets, together with a mainline station providing regular services to London. The area also benefits from a range of highly regarded schooling options and excellent road connections, with convenient access to the M20 further enhancing its appeal.

Russet Barn is a rare and beautifully executed home, combining historic character, light filled space and landscaped gardens in one of Kent's most desirable village settings.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in the area please look online

Ultrafast Full Fibre Broadband is available at the property, for more information please look online

Property is in a conservation area

Utilities:- Electric / Mains Water / Mains Drainage / Broadband / Oil

There is right of way on foot through the archway to access the property.

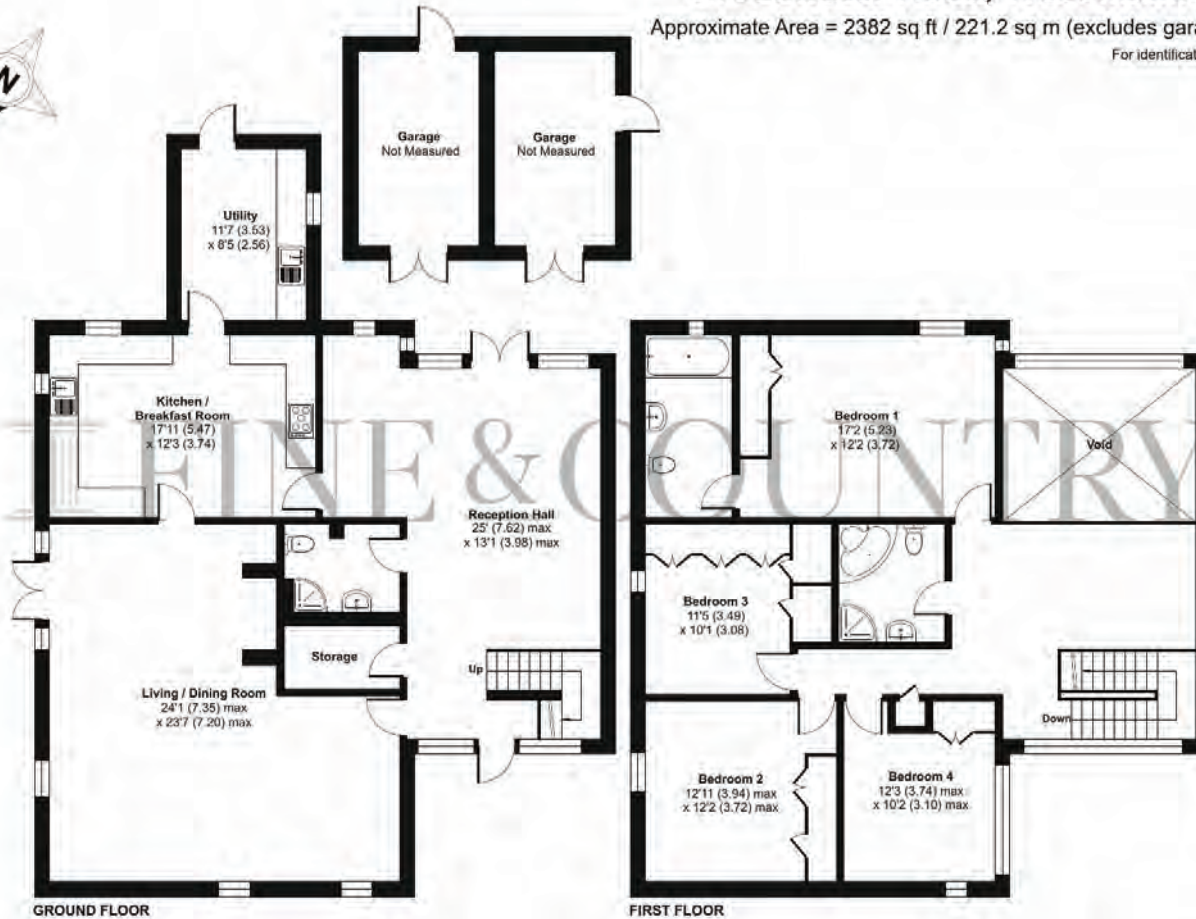
Guide price £850,000 - £900,000



# Broadwater Road, West Malling, ME19

Approximate Area = 2382 sq ft / 221.2 sq m (excludes garages and void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2026. Produced for Fine & Country (Kent). REF: 1409813

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
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 © 2026 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 06.03.2026



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