



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

Seller Insight

“Set back from the road in the heart of the historic village of Lower Halstow to discover this truly special family home, originally built in the 18th century and once served as the village Water mill. Set beside a babbling millpond, running stream and surrounded by beautiful countryside, this fascinating property has been lovingly transformed by its current owners, Sammy and Claire, who have undertaken a comprehensive and modernisation project, whilst taking great care to preserve its unique character and history.

“We lived quite locally and, one evening, when out enjoying a drink with friends at the village pub, we were intrigued by the sound of water coming from a neighbouring property. We looked over the fence and had our first glimpse of this wonderful house and its exceptional setting. We discovered the property was for sale and organised a viewing. The moment we stepped through the door, we both fell in love with the house and knew it was to be our future home.”

“Since coming to live here we have poured an enormous amount of love care and imagination into the property. Historic features and fascinating reminders of its past have been carefully retained, while contemporary finishes, modern technology and luxurious comforts have been introduced throughout. The result is a home that successfully combines heritage and character with the demands of modern family life.”

“Accommodation is exceptionally flexible and practical, with numerous options for family life, working from home and entertaining. As its heart is our spacious, light-filled kitchen/dining/family room; a wonderful social space where everyday life takes place. With large doors which open onto our surrounding patio creating an effortless connection between indoors and out. It is the perfect setting for al fresco dining, relaxing in the sunshine, or simply listening to the sound of the stream.”

“Our garden has received just as much attention as the house. Beautifully landscaped and thoughtfully planted, it provides a wonderful haven for wildlife, particularly the resident ducks, while providing an idyllic playground for our three energetic children and their friends. Directly from the garden we can also access a wealth of countryside and recreation amenities which also includes a gentle walk down to the mouth of the historic port and its ancient marshes, which has an abundance of fascinating wildlife.”

“The village itself has a strong sense of community spirit, with annual social events taking place and numerous activities around the village hall. Local schools are easily accessed, with public transport providing links to nearby Sittingbourne.”

“A change in circumstances is resulting in us moving after a relatively short time. However, having sensitively restored a remarkable piece of village history and creating this beautiful, contemporary home, we do feel a sense of pride. This special home is now ready for its next chapter and offers new owners the opportunity to enjoy a truly enchanting home in an equally wonderful setting.”*

* 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

Believed to have origins dating back to the 11th century, the property has been home to various mills throughout its history before being transformed into a distinctive five-bedroom residence in 2007. The current owners have since undertaken an extensive programme of enhancement, introducing a new kitchen and utility room, a dedicated home office and boot room, a luxurious new principal en suite and a beautifully appointed family bathroom, whilst carefully retaining the features that give the house its unique identity.

Approached through an electronically operated five-bar wooden gate, a long sweeping driveway leads to generous parking and a wonderfully secluded setting. Constructed from locally sourced brick beneath a traditional Kent peg tile roof, the house retains an abundance of original character, including timbers salvaged from the Neptune, a 19th century Thames barge, and impressive pitch pine beams within the former Water Wheel room, now a particularly atmospheric living space.

The heart of the home is the newly appointed kitchen and dining area, combining timeless design with contemporary functionality and opening directly onto the newly laid stone patio. This provides an exceptional setting for alfresco dining and entertaining, with the garden and gently flowing stream creating a wonderfully peaceful backdrop.

Arranged over two upper floors, the five bedrooms provide excellent flexibility, with the principal bedroom enjoying a vaulted ceiling and luxurious new en suite facilities. The additional bedrooms are complemented by a newly created family bathroom, while the generous landings provide useful areas for reading, relaxation, or informal home entertainment. A dedicated home office and boot room further enhance the practicality of the accommodation, perfectly suited to modern family life.

Throughout the property, original character is complemented by contemporary comfort, including underfloor heating, slate flagstone flooring to the ground floor, wooden floors upstairs, high speed fibre broadband and a private Wi-Fi network.





Step outside

The Old Mill

The gardens are equally well considered, with the newly laid stone patio providing a natural focus for outdoor dining and entertaining. Beyond this, an attractive outbuilding incorporates a small garage and shed, a garden room and a sheltered lounge area complete with television, from which there are delightful views across the stream. A detached dog kennel is also provided, while mature trees and established planting create a private and wonderfully tranquil environment.

There is also full planning permission in place, providing scope for further enhancement with an additional reception room and tandem double garage.

Lower Halstow is a village rich in character and community spirit, with a well regarded primary school, award winning gastropub and charming Norman church all within easy reach. The nearby Quayside and Yacht Club provide opportunities for sailing and watersports, while the surrounding countryside offers miles of scenic walking and cycling routes. Despite its peaceful setting, London remains readily accessible, with fast services from Rainham reaching the capital in under an hour.

The Old Mill is a truly distinctive home, combining an extraordinary heritage with thoughtful modernisation and an enviable waterside setting, creating a property that is as compelling in its history as it is in the way it lives today.

Freehold

Council Tax Band F

EPC Rating C

For mobile phone coverage in the area please look online

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

Property is in a conservation area

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

Guide price £850,000



Denotes restricted head height

The Old Mill, The Street, Lower Halstow, Sittingbourne, ME9

Approximate Area = 1709 sq ft / 158.7 sq m

Limited Use Area(s) = 30 sq ft / 2.7 sq m

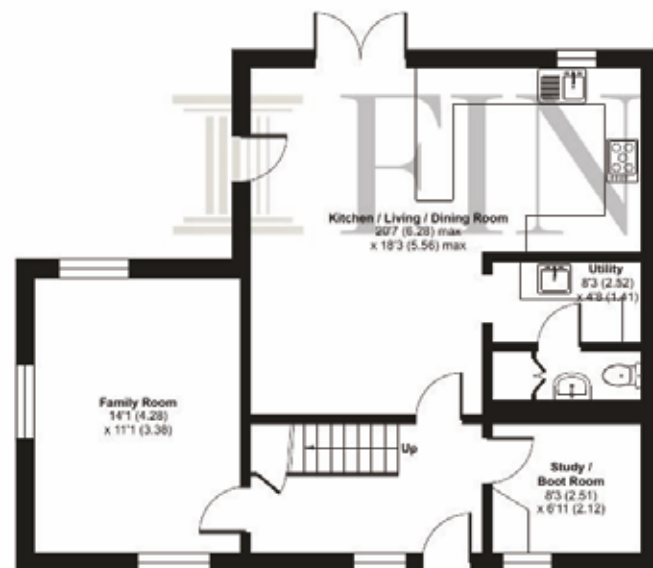
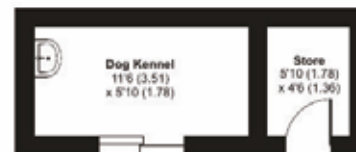
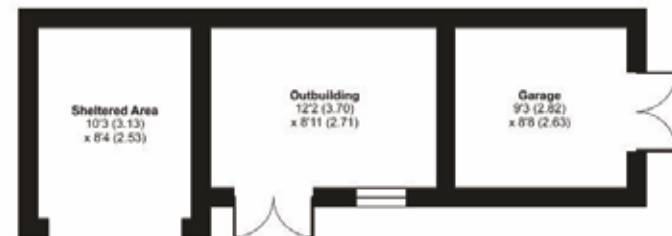
Garage = 80 sq ft / 7.4 sq m

Outbuildings = 283 sq ft / 26.2 sq m

Total = 2102 sq ft / 195 sq m

For identification only - Not to scale

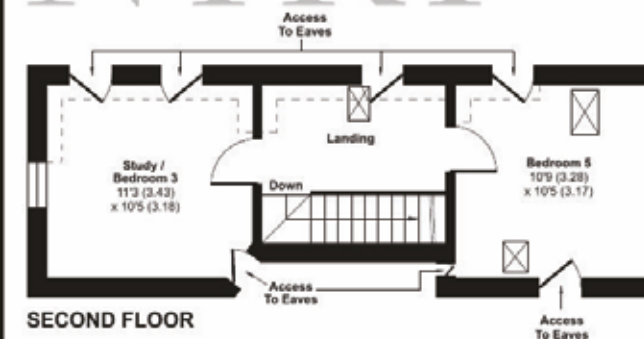
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © nicheoom 2026. Produced for Fine & Country (Kent). REF: 1511357



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



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