



Pippins Barn
277 Broadwater Road | West Malling | Kent | ME19 6HT

Seller Insight

“When we first viewed 277 Broadwater Road, we were immediately struck by how unique it felt. The property combines the character of a converted early 1900s barn with the comfort and style of modern living. Features such as the exposed beams and impressive ceiling heights give it real personality, while the overall feel is light, contemporary and surprisingly spacious. It is one of those homes that reveals more and more as you explore it.

Over the years, we have made several improvements to the outside spaces, including creating a new driveway that has transformed the entrance and added to the sense of arrival. The garden has also become a wonderful place to spend time, with a lovely seating area that makes the most of the sunshine. One of the things we have always appreciated is the balance of sun and shade throughout the day, along with the ease of maintaining the garden year-round.

Inside, our favourite spaces are the living room and the principal bedroom. Both feel wonderfully spacious, and the high ceilings create an incredible sense of openness. The guest suite upstairs has also been a fantastic feature, offering visitors a private retreat with their own bathroom.

This has been a home made for entertaining. From Christmas celebrations to family gatherings, the layout works beautifully, with two access points to the garden creating an easy flow between indoor and outdoor living. Our niece especially loves visiting and running loops around the house, which always makes us smile.

The location offers the best of both worlds: peaceful, private and tucked away, yet within easy reach of excellent schools, shops, gyms and leisure facilities. There are wonderful nearby fields for dog walks, the train station is just a 15-minute walk away, and West Malling High Street is close enough to enjoy whenever you wish. What we will miss most is the sense of peace, the friendly community, and the remarkable feeling of space that this home provides. It has been a very special place to live.*

* 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

Pippins Barn

Fine & Country are delighted to present Pippins Barn, a beautifully converted Grade II Listed barn where soaring vaulted ceilings, exposed timbers and a magnificent brick inglenook fireplace set the tone for a home of remarkable character, warmth, and timeless appeal. Forming part of an exclusive collection of converted farm buildings on the peaceful fringes of West Malling, this impressive residence offers approximately 1,839 square feet of beautifully appointed accommodation, complemented by a substantial detached double garage, taking the overall footprint to approximately 2,149 square feet. Combining historic craftsmanship with stylish contemporary comfort, Pippins Barn presents an enviable lifestyle in one of Kent's most desirable locations.

Behind its handsome brick façade lies a home that continually surprises, revealing generous proportions, beautifully connected living spaces, and an abundance of natural light. Vaulted ceilings enhance the wonderful sense of space, while exposed beams, oak joinery and carefully preserved period details celebrate the building's agricultural heritage. The magnificent sitting room is a particularly inviting space, centred around the striking inglenook fireplace with its wood burning stove, creating the perfect environment for cosy evenings throughout the seasons. French doors from both the sitting room and kitchen open onto the garden, allowing everyday living and entertaining to flow effortlessly outdoors.

The farmhouse kitchen naturally forms the heart of the home, offering an inviting space where family life unfolds with ease. Designed to combine practicality with character, it provides generous preparation space and room for informal dining, while flowing seamlessly into the adjoining reception rooms to create a versatile environment for everything from relaxed breakfasts to larger gatherings. The adjoining dining room offers excellent flexibility and can adapt to suit changing lifestyles, whether used for formal entertaining, a family room or children's playroom.

Arranged across three floors, the bedroom accommodation has been thoughtfully designed to provide both comfort and versatility. The impressive principal suite enjoys generous proportions, a walk-in wardrobe and a private en suite bathroom, while two further double bedrooms are served by a beautifully appointed family bathroom. Occupying the second floor is an exceptional guest suite, offering its own contemporary en suite shower room and adjoining study area, creating an ideal retreat for visiting family, independent teenagers or those seeking a peaceful space to work from home.





Step outside

Pippins Barn

Outside, the gardens have been thoughtfully landscaped to create a tranquil and private setting that is both attractive and wonderfully easy to maintain. A generous terrace provides the perfect place for outdoor dining and summer entertaining, while established planting and lawned areas create colour, privacy, and year-round interest. The detached double garage benefits from power, lighting, and useful storage above, while the recently created driveway enhances the property's arrival and provides excellent additional off-road parking.

Despite its peaceful semi-rural position 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 boutiques, cafés, fine restaurants, traditional pubs, and everyday amenities, together with a mainline railway station providing regular services to London. Beautiful countryside walks begin almost from the doorstep, while highly regarded schools, excellent leisure facilities, and convenient access to the M20 ensure this location is perfectly suited to modern family life.

Beautifully balancing period charm with contemporary comfort, Pippins Barn is far more than simply a character property. It is a home defined by space, light, and atmosphere, where every detail contributes to a lifestyle of comfort, tranquillity, and effortless elegance. Whether hosting family and friends, enjoying peaceful evenings beside the fire or embracing the countryside on your doorstep, this is a residence that leaves a lasting impression from the moment you arrive.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in the area please look online

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

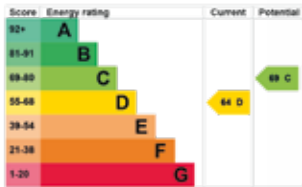
Property is in a conservation area

Utilities:- Electric / mains water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

There is a Chancel repair liability

Guide price £675,000 – £700,000





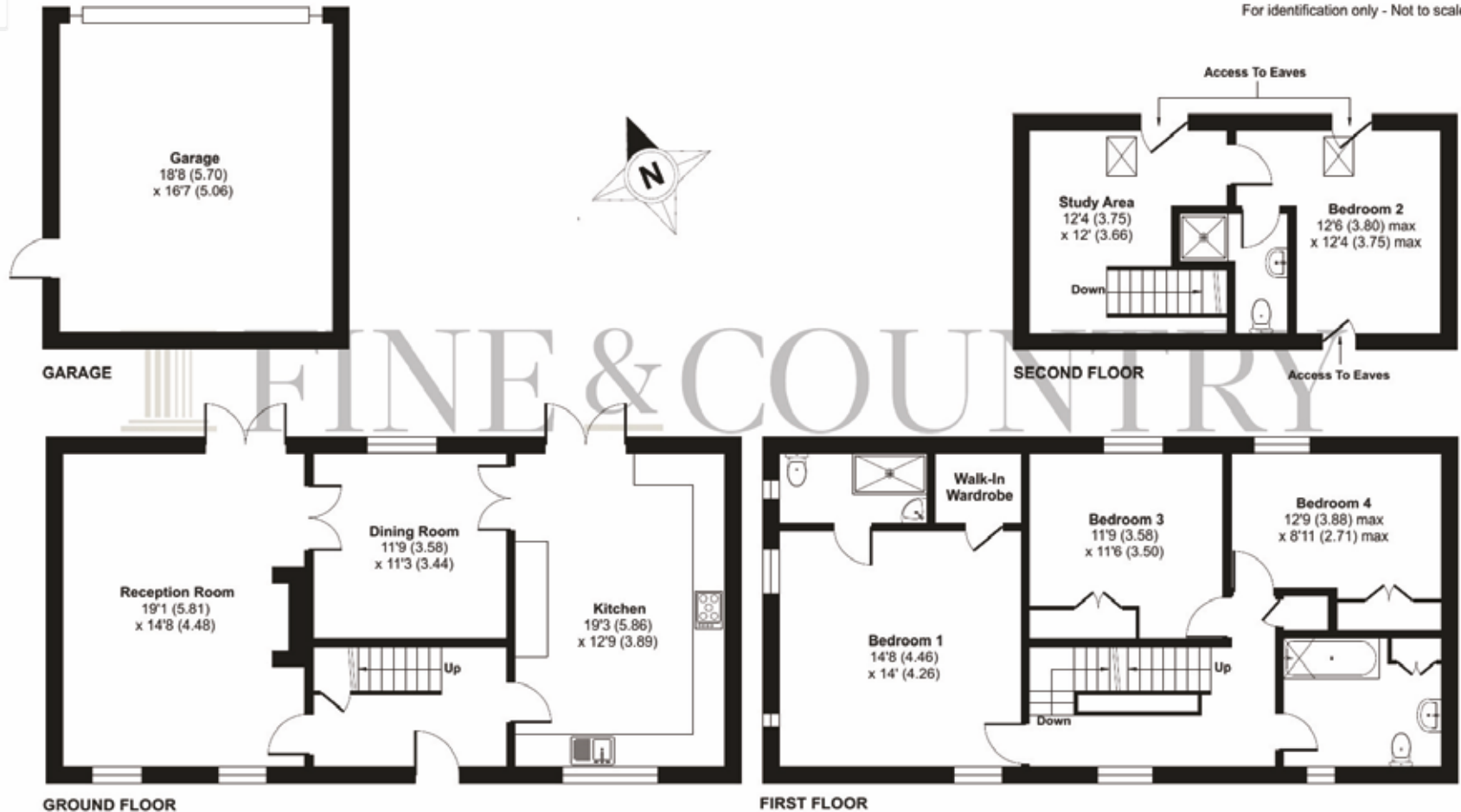
Broadwater Road, West Malling, ME19

Approximate Area = 1839 sq ft / 170.8 sq m

Garage = 310 sq ft / 28.8 sq m

Total Area = 2149 sq ft / 199.6 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). © nichecom 2026. Produced for Fine & Country (Kent). REF: 1482556



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Fine & Country Maidstone, Malling and The Weald
Tel: +44 (0)1732 222272
westmallings@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

