



Ibbett Mosely

Lower Road, West Farleigh, ME15 0PF  
Price Guide £895,000





## Lower Road, Maidstone, ME15 0PF

**A fabulous opportunity to take this sizeable barn conversion and modernise to meet your needs. Tucked away with views over fields to the rear this property has all the potential to be a stunning family home.**

**With four reception rooms including dining room, study, conservatory and spacious sitting room with feature fireplace. A barn conversion with period exposed ribs and timbers to make the most of with its four double bedrooms and ensuite to master.**

**A good sized garden to the side and large patio terrace looking out over farmland to the rear. No onward chain.**

**Guide Price £895,000**

- Barn Conversion from the 1980's
- Period Charm with Exposed Ribs & Beams
- No Onward Chain
- Ensuite to Master Bedroom
- Conservatory
- Views Over Farmland
- Double Garage Prime for Development (STPP)
- Semi Rural but Connected Location in West Farleigh
- Good Sized Garden
- EPC Rating F - Council Tax Maidstone G

Tucked away in West Farleigh, this delightful house offers a perfect blend of comfort and potential. With no onward chain, this property presents an excellent opportunity for those looking to settle in a tranquil setting while enjoying the convenience of nearby amenities.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The four well-proportioned bedrooms ensure that there is plenty of room for family and guests alike. Additionally, the property features two bathrooms, catering to the needs of a busy household.

One of the standout features of this home is the stunning views across the open countryside, allowing residents to enjoy the beauty of nature right from their doorstep. The converted barn adds a unique character to the property and offers exciting possibilities for further development, particularly with the potential to create a double garage.

This property is ideal for those seeking a peaceful lifestyle while remaining close to the vibrant town of Maidstone. With its appealing features and potential for enhancement, this house is a wonderful opportunity for anyone looking to make it their own. Don't miss the chance to view this exceptional home in a picturesque location.

### Description

A great opportunity to modernise and develop a barn conversion from the 1980s. Offering fantastic spacious accommodation throughout with exposed beams and ribs from the period barn before conversion. Four reception spaces offering the opportunity to open up the spaces within to make open plan living and making most of the views across open farmland to the rear.

The property offers four double bedrooms and two bathrooms including ensuite facilities to the principle room.

Externally the house boasts a good sized garden to the side that is private and mainly laid to lawn. A large social terrace across the rear looks out over farmland and a paddock owned by the local church. A double open garage and store to the end of a long drive for multiple vehicles offers great potential for development subject to planning consent. This could easily give sufficient space for an annexe for extended family.

### Location

West Farleigh is a popular village that sits on the banks of the River Medway. At its heart is a picturesque medieval stone bridge linking Teston and a small marina in the adjoining East Farleigh. This property, the adjacent church and churchyard are just a couple of minutes away on the southerly side of the river. West Farleigh is a short distance from East Farleigh that has its own rail station and

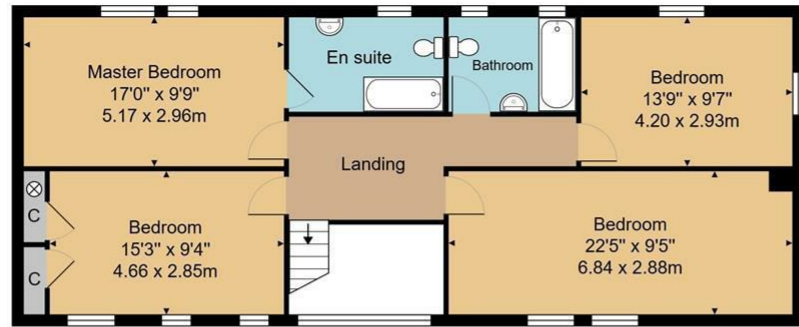
village school. Mainstream amenities can be found within Maidstone and its surrounding suburbs, which are only a short drive away. Notably this region benefits from excellent schooling, with several secondary and grammar schools being easily reached. Transport links to the capital are very comfortable, with a choice of mainline stations within a short drive and the motorway network's nearest junction at Aylesford being just four miles away.



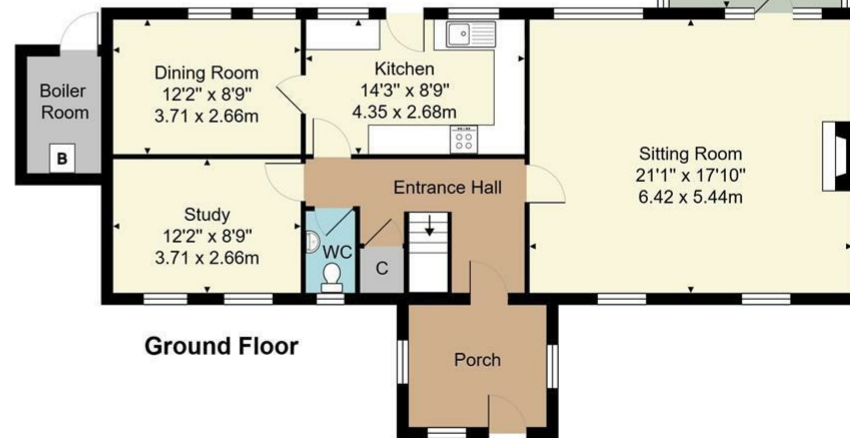
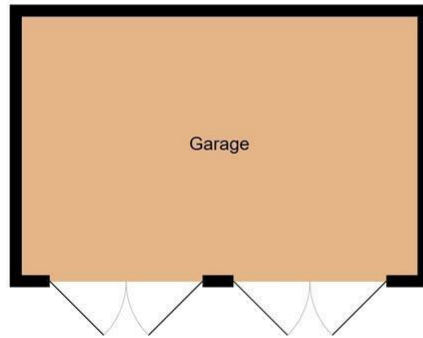








First Floor



Ground Floor

Approx. Gross Internal Area 2089 ft² ... 194.1 m² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

West Malling 01732 842668

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