



Ibbett Mosely

2 Kiln Barn Kiln Barn Road, East Malling, West
Malling, ME19 6BQ



A stunning example of a spacious and well designed conversion of a stone barn. It offers spacious linked reception rooms around a feature fireplace and modern finishes throughout. Set in a plot of approx. 0.25 acres the garden offers enough room for a growing family and adjoins countryside outlooks and walks but still being connected to amenities.

Guide Price £875,000 to £900,000

Entrance Hall

The entrance hall welcomes you with its tiled flooring, complemented by a feature exposed stone wall that adds character. It provides access to the main living spaces and stairs to the first floor, setting a warm and inviting tone for the home.

Dining / Family Room 28'5" x 18'1" plus 17'11" x 17'5" (Sitting Room)

At the heart of the home lies the open-plan Dining / Family Room, a substantial and versatile space stretching impressively to 8.67 by 5.50 metres. This area enjoys an abundance of natural light from multiple windows and doors, including French doors that open out onto the garden, creating a seamless flow between indoor and outdoor living. Adjacent to this is the Sitting Room, a more intimate yet equally charming space measuring 5.47 by 5.30 metres, featuring a warm and inviting fireplace. These interconnected rooms offer generous space for both relaxation and entertaining.

Kitchen 16'1" x 9'5"

The kitchen is a modern and practical space, fitted with sleek white cabinets and wood-style work surfaces that provide ample preparation areas. It benefits from a good-sized window, allowing

- Four Spacious Double Bedrooms
- Ensuite plus Family Bathroom
- Large Open Plan Receptions
- Modern Kitchens & Bathrooms
- Large wrap-around garden
- Double garage included
- Barn conversion in semi rural location
- NO ONWARD CHAIN
- EPC rating D Council Tax Band F
- Guide Price £875,000 to £900,000

natural light to flood in, and is well equipped with built-in appliances including an oven and hob. The tiled floor complements the clean, bright atmosphere of the room, making it ideal for everyday cooking.

Utility Room

The utility room is a functional space connected to the main living areas, featuring tiled flooring and providing additional storage and practical laundry facilities, including space for a washing machine and dryer, enhancing the home's convenience.

Landing

The landing provides a bright and welcoming space with a window allowing natural light to flood in. It connects the bedrooms and bathrooms on the first floor, with clean white walls and a simple design allowing the exposed beams to stand out as a charming feature.

Master Bedroom 17'10" x 16'8"

The master bedroom is a generous and peaceful retreat, measuring 5.44 by 5.09 metres, featuring exposed wooden beams that add rustic charm. It benefits from plenty of natural light through multiple windows with views over the garden. The room enjoys the convenience of an ensuite shower room, fitted with modern fixtures and a clean, contemporary design.





Ensuite

The ensuite shower room is a modern and compact space, fitted with a walk-in shower, toilet, and basin set within a wood-finish cabinet. It features stylish tiling and a heated towel rail, creating a practical and comfortable addition to the master bedroom.

Bedroom 2

17'3" x 14'2"

Bedroom 2 is a spacious room measuring 5.26 by 4.32 metres, offering ample space for a double bed and additional furniture. The room features exposed beams and enjoys natural light from a large window overlooking the garden, creating a restful ambience.

Bathroom

The family bathroom is fitted with contemporary fixtures including a bath with a shower over, a basin set on a dark wood vanity unit, and a toilet. The room is finished with wood-effect flooring and tiled walls, offering a fresh and clean space for everyday use.

Bedroom 3

16'1" x 9'6"

Bedroom 3 provides a comfortable space measuring 4.90 by 2.89 metres, with a pleasant outlook and exposed wooden beams that maintain the character of the home. This room offers flexibility for use as a guest bedroom or study.

Bedroom 4

11'9" x 10'5"

Bedroom 4 is a cosy double room measuring 3.58 by 3.18 metres, featuring exposed beams and a window that fills the room with light. It offers an ideal space for a child's room or guest accommodation.

Rear Garden

The rear garden is a large, enclosed space bordered by stone walls and mature trees, offering plenty of privacy and room for outdoor activities. A stone-paved terrace area adjacent to the house provides a perfect spot for alfresco dining or relaxing with views over the surrounding greenery. The garden extends into open lawn with mature planting and a gated path leading beyond the walled boundary to countryside views.





Front Exterior

The front exterior of the property features a traditional stone façade with a pitched roof and solar panels. The gravel driveway provides ample parking space and leads to a double garage with wooden doors. Mature shrubbery line the driveway, adding privacy and a welcoming entrance to this charming country home.

Garage

18'3" x 16'4"

The garage is a large double space measuring 5.57 by 4.99 metres, with two double barn doors providing easy access. It is perfect for secure vehicle storage or could be adapted for additional workshop or storage use, complementing the practical layout of the property.



Location

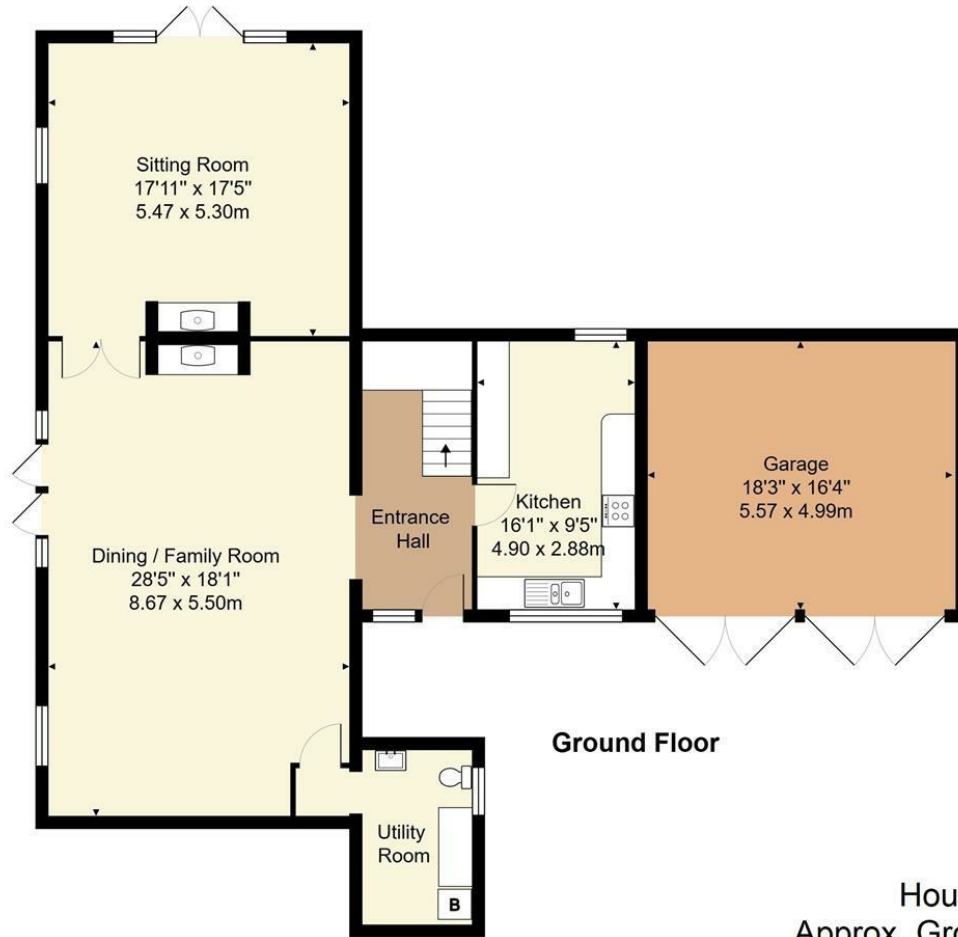
The village of East Malling possesses an interesting collection of period properties and a historic church. Local amenities include a post office, schools, public houses, railway station (Ashford - London) and access to the M20 motorway about 2 miles.



Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.



Also in close proximity are the villages of Watringbury and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop.



House Approx. Gross Internal Area 2294 sq. ft / 213.1 sq. m
 Approx. Gross Internal Area (Incl. Garage) 2603 sq. ft / 241.8 sq. m

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.

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EPC Rating- D

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