



Ibbett Mosely

Fern Cottage Old Ryarsh Lane, West Malling,
ME19 5AQ



A stunning and unique home, tucked away in private setting with countryside views but remaining within a short walk of the highly popular West Malling High Street.

Set in fabulous gardens with a plot of 0.76 acres and being sold with no onward chain we strongly recommend an accompanied viewing from our West Malling office.

Guide Price £950,000

Lounge

The lounge is a charming space characterised by its exposed beams and a wood-burning stove set in a rustic brick fireplace, creating a cosy and inviting atmosphere. Painted brick walls paired with built-in shelves add character, while the wooden floorboards and soft, neutral furnishings enhance its warm, comfortable feel. Several windows allow natural light to filter in, complementing the room's traditional yet homely style.

Snug

This snug room features oak panelling around the lower walls and a central fireplace with a white mantelpiece, adding a classic touch. The room is furnished with comfortable sofas and armchairs in soft fabrics, placed around a decorative rug that grounds the space. Multiple windows with floral curtains ensure the room is bright and welcoming, perfect for relaxed gatherings.

Conservatory Entrance

The conservatory provides a tranquil extension link to the house, featuring an exposed Oak frame allowing plenty of natural light. The natural stone floor complements a variety of plants and

- Unique Family Home
- 1840 Build & Extended Twice - Most Recent 2019
- Victorian Characterful Fireplaces & Features
- Stunning oak framed conservatory entrance
- Open Plan Kitchen Living Dining Family Room
- Beautiful wrap around gardens
- Private semi-rural location - Short public footpath walk to West Malling High Street
- No onward chain
- EPC rating D - Council Tax Band F
- Guide Price £950,000

wooden furniture, creating a connection to the garden and an inviting spot to relax or enjoy the surroundings.

Kitchen / Diner / Family Room 23'6" x 14'9"

An open-plan kitchen, diner, and family room that blends contemporary practicality with characterful touches. An Exposed wooden ceiling beam run across the space, complementing the mix of natural wood cabinetry and a central island painted in soft grey with an ivory worktop. The kitchen is well-equipped with integrated appliances, including a large range cooker, and features a limestone floor. A sizeable wooden dining table sits centrally, with double doors that open to the garden, filling the space with natural light and offering easy access to outdoor living.

Lobby

The hallway has a simple, practical design featuring pale walls contrasted by a section of exposed brick, which incorporates a large, round mirror. This space leads into the main living areas, offering a glimpse of the characterful brick fireplace beyond.





WC

This ground-floor cloakroom is accessed via the utility area and is compact yet functional. decorated in a soft green tone with white tiled splashbacks. It includes a toilet and a wash basin set into a simple fitted unit with storage beneath, illuminated by natural light from a window with a Roman blind.

Master Bedroom

14'9" x 12'9"

The master bedroom is a bright and spacious room with a sloping ceiling and neutral carpeting. It is furnished with a wrought iron bed frame and classic wooden furniture, including a dressing table and chest of drawers. The room benefits from an en suite bathroom and overlooks the garden, creating a peaceful retreat.

En suite

This contemporary en suite bathroom is decorated in pale neutral tiles and includes a walk-in shower with a glass screen, white bath, white basin with vanity storage, and a low-level toilet. A window allows natural light to brighten the space, complemented by recessed lighting.

Bedroom 2

15'8" x 8'4"

A versatile room on the first floor currently used as a bedroom / office, featuring a pitched ceiling and window that frame views of the garden.

Bedroom 3

14'1" x 11'7"

This first-floor bedroom is currently used as an artist's studio, it is a light, bright double aspect room. It is spacious enough for a double bed and includes a large window providing views onto the garden or countryside and the North Downs beyond.

Bedroom 4

10'2" x 9'11"

A further well-proportioned bedroom with natural light from a large window, neutral carpeting, and simple decor, providing a calm and restful space.





Bathroom

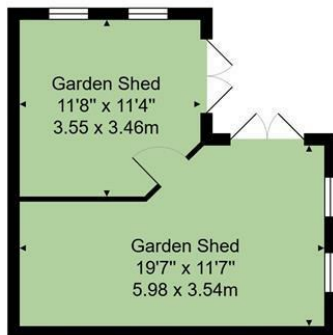
The first-floor bathroom is modern and practical, featuring pale tiled walls and floor, a white bath, separate shower, basin, toilet and a window for ventilation and light.

Rear Garden

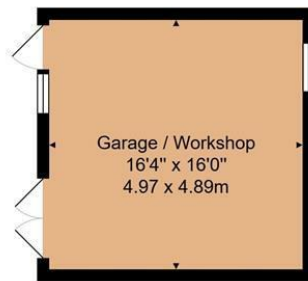
The romantic, wildlife friendly garden surrounding the property is a beautifully maintained informal space that blends natural woodland charm with cultivated beds. Mature trees and a vast variety of shrubs and flowering plants provide privacy, colour, and texture throughout the seasons. There are several seating areas including a paved patio beside the house and lawned spaces framed by borders filled with perennials and climbers. Additional features include a wisteria-covered pergola, a sunken garden with a pond, and garden sheds, all set within a tranquil rural setting with views over the surrounding countryside.

West Malling

The historic market town of West Malling with a broad high street of specialist shops, 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, Charing Cross and London Bridge. 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. 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.



Area: 322 ft² ... 29.9 m²



Area: 262 ft² ... 24.3 m²

House Approx. Gross Internal Area
1902 sq. ft / 176.7 sq. m

Approx. Gross Internal Area
2485 sq. ft / 230.9 sq. m
(Incl. Outbuildings)

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

Sevenoaks 01732 452246

EPC Rating- D

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