

Ibbett Mosely

5 Blacklands, East Malling, West Malling,
ME19 6DR



A stunning, sympathetically converted period barn, privately tucked away in popular East Malling, close to popular schools and mainline train stations to London. Character has been maintained throughout with exposed beams and ragstone walls from its original farming functionality.

We can't wait to show your around this fabulous home.

- Sympathetic charming barn conversion
- Grade II listed
- Three spacious bedrooms
- Stunning exposed beams and ragstone walls
- Large private woodland garden
- Driveway Parking
- Immaculate, no work needed
- Close to Popular Schooling, Mainline Stations & West Malling
- EPC Rating D - Council Tax Band G
- Guide Price £750,000 to £795,000



Dining Room
16'0" x 15'3"

Spacious and inviting, the dining room showcases exposed wooden beams and a stone feature wall that brings a rustic charm. Space for a large dining table providing a perfect setting for family meals or entertaining guests. Natural light filters through the windows, highlighting the wooden flooring and tasteful decor.

Kitchen
23'1" x 7'5"

The kitchen is functional and well-equipped with wooden cabinetry and dark work surfaces that contrast nicely with the warm terracotta tiled floor. It includes a large range cooker with an extractor hood, and a window above the sink fills the room with natural light. An adjoining utility area / boot room offers additional workspace, functionality and access to the garden.

Sitting Room
18'7" x 13'6"

The sitting room is a charming space featuring exposed wooden beams across the ceiling and a textured ragstone wall that adds character. The room is creating a cosy and inviting atmosphere. Soft lighting and wooden flooring contribute to the warm and comfortable feel of the room.

Hallway

The hallway features exposed brickwork and wooden flooring that echo the period character of the property. A sturdy wooden staircase leads to the first floor, space by the stairs provide practical storage solutions as well as a large full height storage cupboard that extends under the stairs.

Cloakroom

A very useful and well decorated cloakroom with close coupled wc and wash hand basin sits within the central hallway.

Landing

The landing is a warm and inviting transitional space on the first floor, with exposed timber beams and a mix of stone and plaster walls. Carpeted floors add to the comfort, and the landing provides access to the bedrooms and shower room.









Master Bedroom
20'7" x 16'3"

The master bedroom is a spacious and elegant room featuring exposed wooden beams throughout offering up space for a large bed. Light carpets and tasteful furnishings create a tranquil retreat. The room benefits from an en suite bathroom with a bathtub and a washbasin, combining rustic charm with modern comfort.

En suite

The en suite bathroom adjoining the master bedroom features a bathtub with shower attachments, a washbasin, and exposed timber beams that add character. The decor is simple and tasteful, complementing the rustic charm of the bedroom.

Bedroom 2
16'9" x 9'1"

This bedroom features exposed beams and a sloped ceiling, with a cosy carpeted floor and built-in bookshelves. The space has a charming, rustic atmosphere and includes two double doorways out to eaves storage, offering additional practical space.

Family Shower Room

The shower room offers a sleek and modern space with a glass-enclosed shower, tiled walls, and a washbasin. It provides a practical and stylish facility for the bedrooms on the first floor.

Bedroom 3
16'9" x 11'5"

Currently used as a study, this room has exposed timber beams and a pitched ceiling. It is a light-filled space with a window allowing natural light into the space. The room is carpeted and offers ample space for a desk and office essentials.

Rear Garden

The rear garden surrounds the property with mature trees and well-established shrubbery, creating a tranquil and private outdoor space. There are gravel paths, lawn areas, and a brick-paved patio with outdoor seating, ideal for enjoying the peaceful countryside setting.













Courtyard

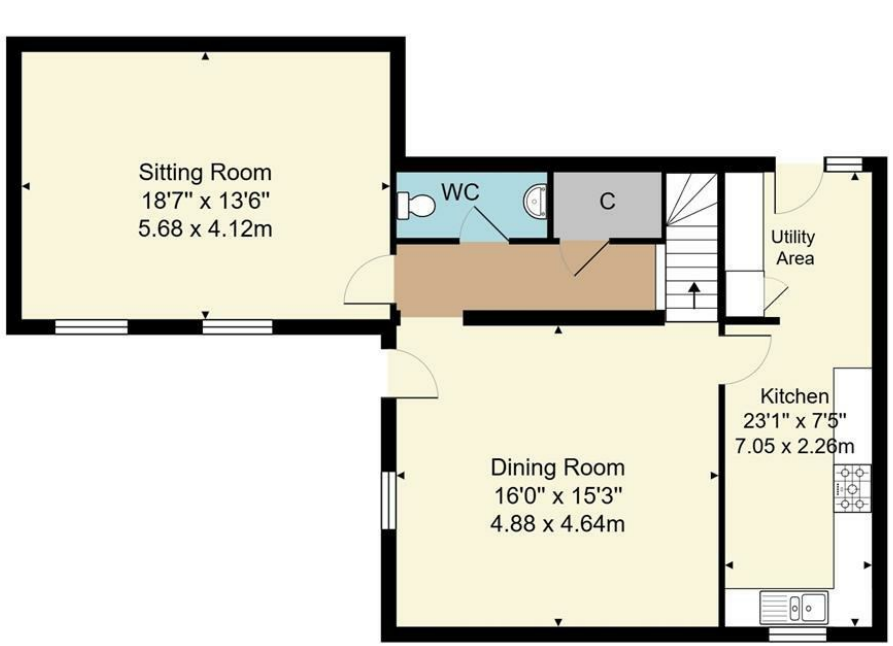
A charming brick paved courtyard sits between the wings of the house, featuring space for garden furniture and surrounded by climbing plants and greenery. This sheltered outdoor area is perfect for alfresco dining or relaxing in privacy.

East Malling

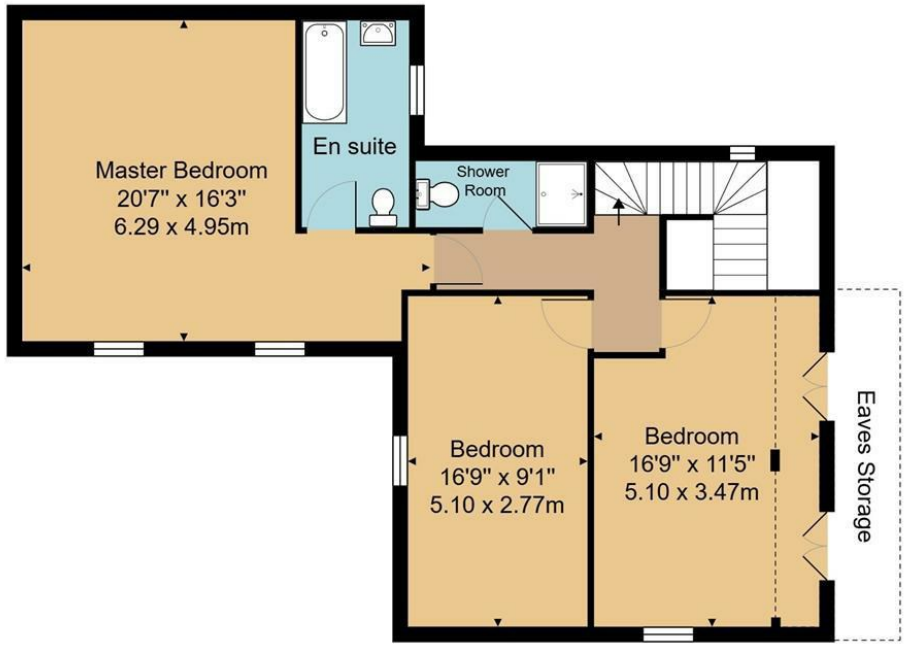
The village of East Malling possesses an interesting collection of period properties and a historic church. Local amenities include a post office, schools, public houses, railway station and access to the M20 motorway about 2 miles.

Nearby is the historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and East Malling 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 Wateringbury and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop.



Ground Floor



First Floor



Approx. Gross Internal Area 1613 ft² ... 149.9 m²

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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