

Ibbett Mosely

The Mill House, 1 Weir Mill Mill Street, East Malling, Kent, ME19 6DW



This spectacular brick and weatherboarded property needs to be seen to be properly appreciated. This spacious and most versatile house is set over four floors with a beautiful outlook over the original mill pond which is now abundant with wildlife, including resident kingfishers. Brimming with characterful beams, the house is superbly presented throughout with stylish and high spec kitchen and bathrooms. Noteworthy is the huge master bedroom on the top floor with balcony, large living room with French doors to the private patio area and the unique downstairs reception/bedroom which houses the original mill mechanism. Lovers of historic buildings will also appreciate the working mill wheel to the side of the property.

- Historic Mill House Conversion
- Superb Presentation & Character Throughout
- Generous, Versatile Accommodation over four floors
- Three or Four Bedrooms
- Wonderful Setting and Outlook over Mill Pond
- Garage and Parking
- Pretty Courtyard Terrace and Balconey
- No Onward Chain
- Council Tax Band G - EPC rating band D
- Guide Price £795,000



Entrance Hall

The entrance hall on the lower ground floor provides a welcoming arrival space with carpeted flooring and exposed timber beams overhead, reflecting the character showcased throughout the property.

Entertainment Room / Bedroom 22'8" x 19'1"

The lower ground floor features a flexible Room with exposed wooden beams and walls that create a warm, rustic atmosphere. A distinctive feature is the old mill mechanism enclosed in glass, adding a unique historic character to the space. The room is carpeted and spacious, ideal for relaxing or socialising, and includes a separate WC for convenience that also has the potential to be developed into a shower room.

WC

This guest WC is located on the lower ground floor and is fitted with a white toilet and a pedestal basin, finished simply and functionally.

Kitchen / Dining / Sitting Room 30'7" x 21'9"

Occupying the entire upper ground floor, this open-plan Kitchen, Dining and Sitting Room is bright and welcoming, featuring exposed wooden beams that add charm and structure. The kitchen area is fitted with stylish wooden cabinets and sleek black granite worktops, with large windows overlooking the surrounding greenery. French doors open out to a private courtyard patio, blending indoor and outdoor living beautifully. The space is carpeted throughout the sitting and dining areas, making for a cosy and comfortable environment.

Patio Terrace

The courtyard is a private paved patio area bordered by brick walls and planting that sits above and mirrors the shape of the garage below, accessible from the kitchen/dining/sitting room. It offers a peaceful outdoor space surrounded by mature greenery, ideal for relaxing or entertaining with views over the mill pond.





Landing

The landing on the first floor has exposed beams. It connects the bedrooms and bathrooms, maintaining the rustic charm of the home.

Master Bedroom

14'3" x 10'7"

The master bedroom on the first floor blends character with practicality, offering exposed wooden beams, a built-in wardrobe, and neutral carpeting. A French style door opens to a Juliet balcony, filling the room with natural light and providing views across the verdant surroundings. This room also benefits from an en suite bathroom for added convenience.

En suite

This first floor en suite bathroom has a modern, light interior with a walk-in shower, a toilet, and a basin with wooden cabinetry. A window adds natural light to the space, complementing the exposed wooden beams that frame the room.

Bedroom

12'6" x 10'7"

The second bedroom on the first floor retains the property's character with exposed wooden beams and neutral carpet. It includes a built-in wardrobe and another French style door that open onto a Juliet balcony, mirroring the main bedroom, offering peaceful views of the greenery and water.

Bathroom

The bathroom on the first floor offers a clean, bright space with white tiled flooring and walls accented by a subtle blue tile band. It features a bath, a separate shower enclosure, a toilet, and a stylish blue basin set against a window that brings in natural light.

















Bedroom / Reception Room

30'7" x 21'9"

This spacious Bedroom/Reception Room spans the entire second floor, showcasing beautiful exposed wooden beams and trusses that enhance its character. Natural light floods in through skylights and a set of French doors that open onto a balcony, offering delightful views over greenery and mill pond below. The soft neutral carpet and walls create a tranquil atmosphere, perfect for relaxing or entertaining.

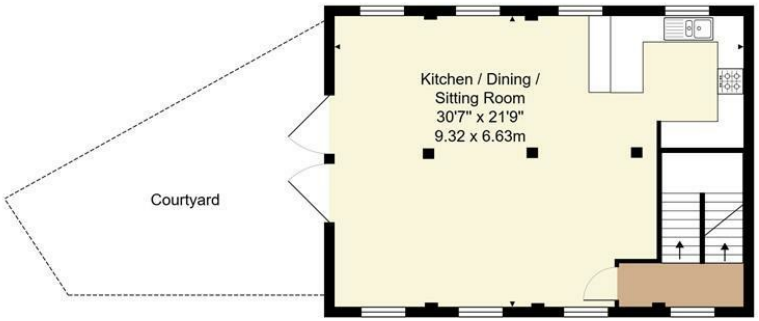
Balcony

From the balcony off the second floor bedroom/reception room, there are tranquil views over a pond surrounded by mature trees and shrubs, offering a lovely natural outlook that can be enjoyed from this elevated position with great privacy.

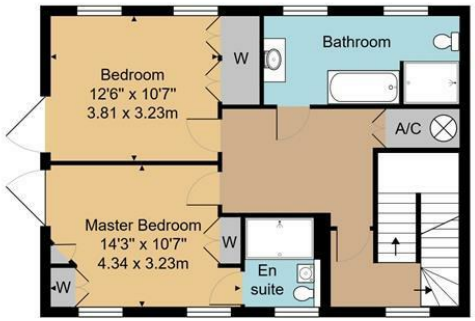
Garage & Drive

25'2" x 16'10"

The garage offers ample space with a practical layout, featuring brick walls and a pitched roof. It is accessed via a driveway area, providing convenient parking and storage. Parking to the driveway is provided as well as more formal parking through the gated driveway to the other side with access to the property via the bridge over the mill pond weir.



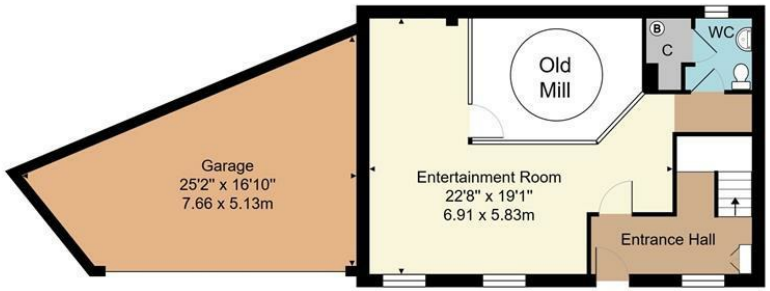
Upper Ground Floor



First Floor



Second Floor



Lower Ground Floor

House Approx. Gross Internal Area
2541 sq. ft / 236.0 sq. m

Approx. Gross Internal Area
(Incl. Garage)
2840 sq. ft / 263.9 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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