



Ibbett Mosely

16 Old Barn Road, Leybourne, West Malling,  
ME19 5HL



A stunning unique home on this popular Leybourne development close to West Malling High Street and Mainline station.

Extended to provide additional space and an integral garage with potential this home could grow with its new buyers and adapt to changing needs. Its eco friendly solar panels and water heating are futureproofing this home and keeping the bills to minimum.

We strongly recommend an internal viewing via our West Malling High Street office.

Guide Price £500,000 to £525,000

## Sitting Room

14'1" x 13'10"

This inviting sitting room welcomes you with a bright and airy atmosphere, accentuated by large windows that fill the space with natural light. The room features a charming layout with enough space for comfortable seating and relaxation. The warm engineered oak wooden floors and neutral walls provide a perfect backdrop for your personal style.

## Dining Area

9'2" x 6'10"

A cheerful dining area adjoining the kitchen offers a bright and cosy spot for meals. French doors open out to the garden, allowing in plenty of daylight and providing easy access to the outdoor space. The wooden flooring continues here, enhancing the seamless flow from dining to kitchen. Great potential to open up this space with the kitchen subject to planning and building regulations.

- Extended Three Bedroom Family Home
- Quiet cul de sac location
- Popular Leybourne, West Malling - Good School Catchments
- Further Potential to Develop Integral Garage
- Solar Panels & Solar Water Heating
- Private Enclosed Garden
- Ensuite in master bedroom
- Walking Distance to Mainline Station & West Malling
- EPC Rating B - Council Tax Band D
- Guide Price £500,000 to £525,000

## Kitchen

15'6" x 9'2"

The kitchen is well-equipped and practical, with a range of light wooden units complemented by black worktops. Multiple windows ensure the space is well-lit throughout the day. The kitchen island provides additional preparation space and casual seating. There are fitted appliances including an oven and a washing machine, with sufficient storage and workspace to cater for all your culinary needs.

## Garage

16'2" x 8'1"

This versatile room has been transformed into a home darkroom, currently used for photography processing. It offers a quiet and private space that could alternatively serve as a utility room, storage area, or a small home office depending on your needs. It could also be used to increase the sitting room by joining the two spaces subject to building regulation sign off.





## Master Bedroom

14'5" x 7'10"

The master bedroom provides a comfortable and restful space with neutral tones and carpet underfoot. Large windows fill the room with natural light. It benefits from an en suite bathroom, offering privacy and convenience.

## Ensuite Bathroom

The bathroom is spacious and bright, with light blue and white tiling creating a fresh and clean aesthetic. It includes a bath, a separate shower cubicle, and twin washbasins, combining style and practicality for busy mornings and relaxing evenings.

## Bedroom 2

13'10" x 9'2"

A generously sized bedroom with ample natural light streaming through the window. Neutral decor and a comfortable carpet make this a restful and welcoming space, ideal for a guest room or a peaceful retreat.

## Shower Room

The shower room is finished with neutral tiling and provides a comfortable space with a shower, washbasin, and toilet. It offers private convenience and complements the other two bedrooms well.



## Bedroom 3

13'10" x 7'8"

This well-proportioned bedroom is bright and airy, featuring neutral decor and a cosy carpet. It offers plenty of space for furnishing and storage, suitable as a bedroom or flexible living area.



## Rear Garden

The rear garden is a delightful outdoor space featuring a paved patio area perfect for dining and entertaining, complete with space for a large parasol and garden furniture. Beyond the patio, the garden is mainly laid to lawn with raised borders stocked with mature shrubs and plants, all enclosed by fencing for privacy and security. It offers a lovely spot for relaxing or enjoying outdoor activities.



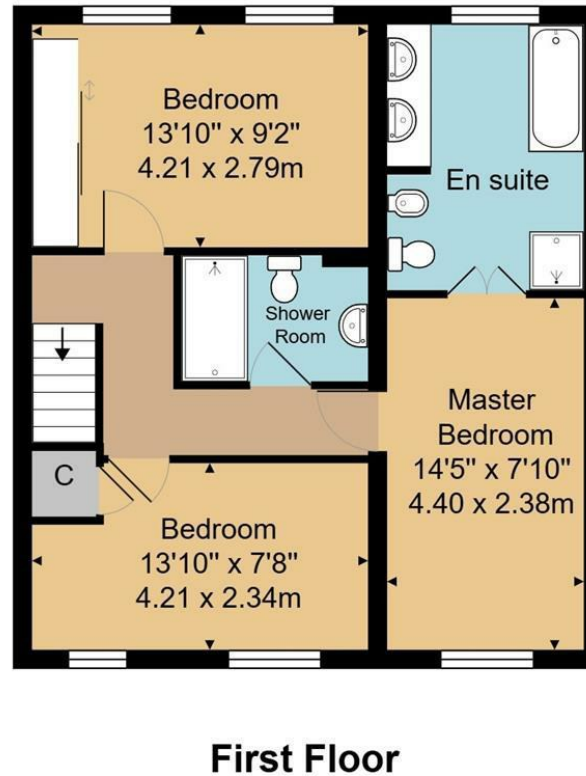
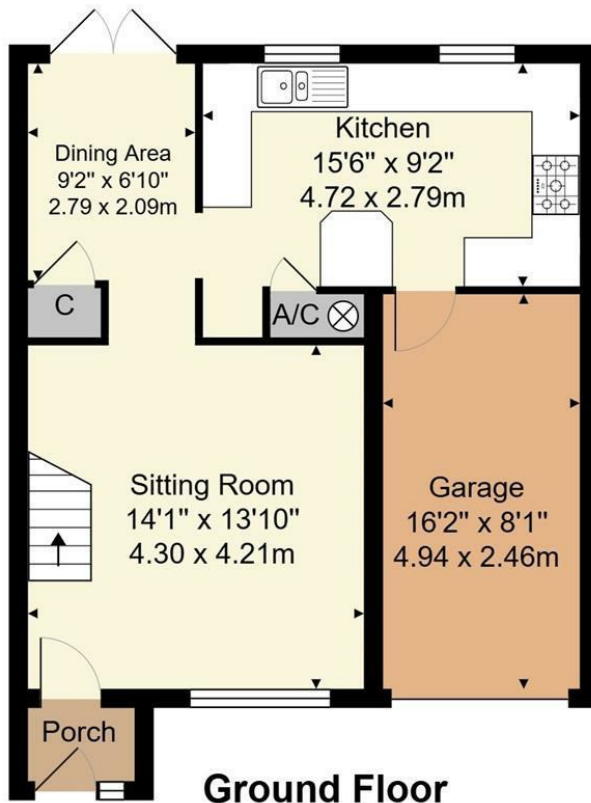
## Leybourne, West Malling

Situated in the desirable village of Leybourne, this property enjoys a peaceful semi rural setting while remaining conveniently positioned for local amenities. Leybourne offers a range of facilities including a village shop, popular public house, and access to the picturesque Leybourne Lakes Country Park. The area is also well served for leisure, with a selection of golf courses nearby including West Malling Golf Club and Kings Hill Golf Club.



The award-winning market town of West Malling is just moments away, offering a vibrant mix of boutique shops, restaurants, cafés, and traditional public houses. Excellent transport links are close by, with convenient access to the M20 and M2 motorway networks, while mainline rail services from West Malling provide direct connections to London Bridge, Charing Cross and Victoria in under 45 minutes. The area is also well regarded for its range of respected state and grammar schools.





Approx. Gross Internal Area 1181 ft<sup>2</sup> ... 109.7 m<sup>2</sup>  
(Incl. 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**

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

EPC Rating- B

[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property. ver 3.0

**...a name you can trust**  
*offices in Kent and London*