



Ibbett Mosely

Cobbs Hall, 95 Broadwater Road, West  
Malling, Kent, ME19 6HX



This stunning period home offers a great mix of 17th century charm and modern functional convenience. Its fabulous semi rural but connected location with extended countryside views give a sense of calmness. The large garden and added barn style outbuilding or garage is great for social gatherings with friends and family.

Guide Price £600,000

### Sitting / Dining Room

16'4" x 15'4"

This charming sitting and dining room showcases a perfect blend of rustic and cosy. Exposed wooden beams run across the ceiling, complementing the exposed brickwork around the large inglenook fireplace which features a wood-burning stove. The room is spacious and inviting, with large windows allowing natural light to flood in, creating a warm atmosphere ideal for relaxing or entertaining.

### Kitchen

9'9" x 9'7"

The kitchen retains the characterful charm of the home with exposed beams and original brickwork. It is fitted with grey cabinetry, complemented by wooden worktops and a breakfast bar with stools. A large range style oven sits beneath a stainless steel extractor, with a window above the sink offering views outside. The flooring is a traditional tile that suits the rustic feel perfectly.

- Stunning 17th Century home with period charm throughout
- Semi-rural location with extended rural views
- Modernised Kitchen, Utility Room & Bathrooms
- Added Barn style garage / outbuilding with mezzanine floor
- Large Drive for multiple vehicles
- Walking distance to West Malling High Street & Station to London
- Useful additional basement room

### Utility Room

Shaker style grey cabinetry with wood style surfaces plus terracotta tiled flooring give this space continuity with the kitchen. A very useful space with room for washing drying and storage.

### Cloakroom

This cloakroom is tastefully finished with a grey tiled wall and a modern sink set in a wood vanity unit.

### Basement Room

14'5" x 12'4"

The basement room is a versatile space with exposed stone walls and ceiling beams, featuring a window for natural light. Its cool, calm atmosphere could serve various purposes from storage to a snug area or home office.

### Bedroom (First Floor)

16'1" x 10'9"

The first bedroom is a spacious retreat with exposed wooden ceiling beams and a





deep blue accent wall. The room is light and airy with two windows fitted with leaded glass, offering a pleasant view. Solid wood furniture including a chest of drawers and bedside tables create a warm and inviting atmosphere.

### Landing and Staircase

The landing areas and staircases are a continuation of the home's character, with exposed brick and timber beams throughout. These spaces provide access to the bedrooms and bathroom and feature traditional wood panelling and rustic accents that enhance the cottage's charm.

### Bathroom

The bathroom features a charming mix of rustic and modern elements, with exposed wooden beams and an exposed brick wall. It is fitted with a freestanding clawfoot bath and separate glass-enclosed shower unit, and a wooden vanity with a white basin. A window allows natural light to flood the space, enhancing the warm and inviting atmosphere.

### Bedroom (Second Floor)

17'5" x 10'9"

The second bedroom is set within the eaves with beautiful exposed beams that add character and charm. The space is cosy and intimate, with a double bed and bedside tables, and a large window flooding the room with daylight. A large entrance area allows for storage plus additional built in wardrobes to both sides into the eaves.





## Barn Style Outbuilding

A stunning large barn style outbuilding serves as many different purposes. It could be used as a garage, storage or converted to more residential space. The mezzanine space is currently set up with wooden flooring and white walls. A skylight window and a small door provide light and views, while the space offers potential for other uses such as a studio or additional living area.



## Rear Garden and Exterior

The exterior offers a picturesque setting with a large lawn bordered by mature trees and hedges, providing privacy and a natural backdrop. A gravel driveway leads to the front of the property, while a delightful outbuilding adds useful additional space. A paved patio area is perfect for outdoor dining and enjoying the open countryside views stretching beyond the garden.



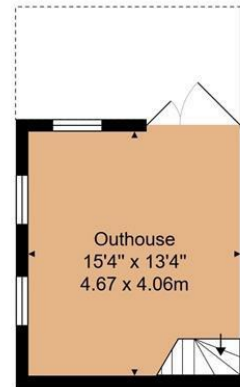
## Location

The property sits on the rural edge and within walking distance of 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.

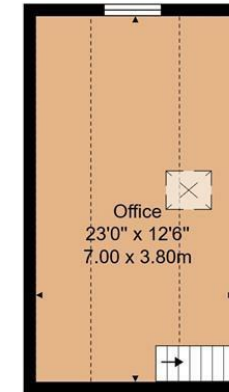


House Approx. Gross Internal Area  
(Incl. Basement)  
1385 sq. ft / 128.7 sq. m

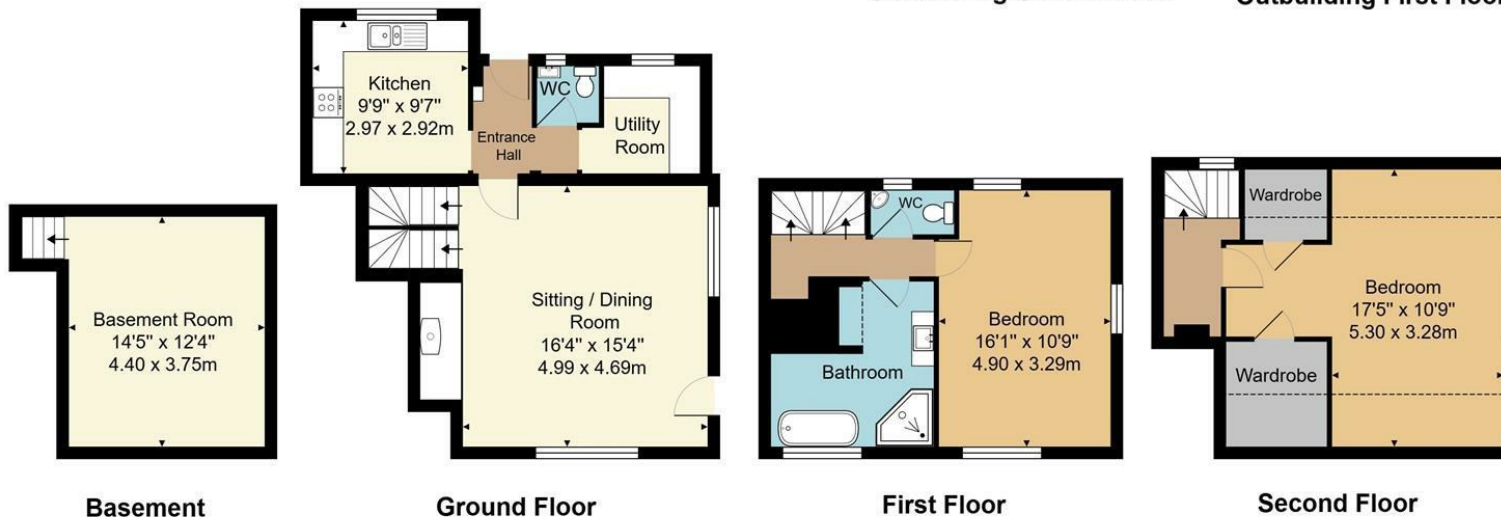
Outbuilding Approx. Internal Area  
491 sq. ft / 45.6 sq. m



Outbuilding Ground Floor



Outbuilding First Floor



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**

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EPC Rating- E

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