



Smeeds Farm and Barn


Broad Street, Monks Horton, Kent

**STRUTT
& PARKER**


BNP PARIBAS GROUP

A Grade II listed farmhouse and barn conversion annexe, fully restored and extended, with exceptional eco merit


Using traditional methods and materials, the vendors have sympathetically restored and rebuilt most of the farmhouse, whilst incorporating smart eco features, including a neatly concealed 112 panel solar array that provides significant income and a range of benefits, including A rated EPCs for the main house and Kentish barn.




3-5
RECEPTION
ROOMS




4-6
BEDROOMS




2-3
BATHROOMS




LARGE SOLAR
ARRAY




4.5 ACRES




BARN
ANNEXE



AONB/RURAL/
VILLAGE



2,495 -
7,071 SQ FT



GUIDE PRICE
£1,800,000

Overview

Dating back to the 15th century, Grade II listed Smeeds Farm was once owned by Henry Smeed of Mount Morris, and is a former hall house with later additions, including a Georgian frontage.

The curtilage listed barn dates from the 17th century and was converted in the early 21st century. All occupied buildings are heated with renewable energy and the two dwellings have EPCs of A+ (over 100).

The Grade II listed former hall house is set in an Area of Outstanding Natural Beauty in the Kent Downs National Landscape, renowned for its natural beauty, rich history, and vibrant medieval-era villages. In this a visually striking area characterised by rolling hills and expansive views at the foot of the Kent Downs, Smeeds Farm has 4.5 acres organically managed for the past 15 years. A raised bed kitchen garden, large allotment, greenhouse and soft and hard fruit areas produce fruit and vegetables for a family. Irrigation is supplied by a 60-metre borehole and drip systems.

There are large fenced paddocks to the east and south; to the front are ornamental gardens, a large lawn and beautiful pond, while the ground-mounted solar array (a mini solar farm) is tucked away along mature hedging that borders a former manège.

A multitude of outbuildings provide exceptional facilities for living, income generation, recreation, and practical farm management, including: a Kentish barn conversion (a holiday let/annexe that sleeps up to eight), a recently built traditional cart shed housing a new gym, office, and storage space supplied with air source heat, a stable block, trailer barn, and a threshing barn with renewable planning consent for use as offices and meeting rooms, currently used as a store.



Barn Annexe

The Property

Smeeds' Farmhouse and the Barn are high spec, beautifully curated country houses where soft natural tones and textures create calm and relaxed spaces, with natural clay plaster and original timbers providing warmth and comfort.

The infrastructure is fully modernised, with superfast fibre broadband and ethernet throughout. Both are fully insulated, heated by UFH supplied by a renewable Ground Source Heating system. The farmhouse doors and windows are double glazed Architectural Bronze throughout.









The Farmhouse

The sitting room features an impressive inglenook fireplace with 1,000 year-old artifacts from Horton Priory. A period guest cloakroom sits next to steps leading down to the open plan kitchen/dining room with limestone floor and two sets of double French doors leading to the surrounding terraces.

The kitchen is fitted with granite worktops and hardwood and oak cabinets arranged around a large central island, all with integrated Wolf and Subzero appliances. Opening to the terrace, a second kitchen/utility room is fitted with hardwood cabinets, washer and dryer, a second dishwasher, a commercial 3-phase range, mud closet and dog bath. A reception hall/study provides another space to work from home and enjoy leisure time.

The first floor provides a principal suite with glorious country views and a generous en suite bathroom in limestone with a wetroom shower and Japanese spa bath. Bedroom 2 is good size and fully lined with outstanding hardwood cabinets, also serving as a

dressing room. Two further characterful bedrooms and a family bathroom with a copper Victorian bath, shower and hand painted tilework complete the accommodation at this level.

The Barn

A handsome 17th century Kentish barn serves as an annexe or holiday let.

The barn has been sympathetically restored with the most remarkable reception/dining hall open to full height, a fitted kitchen, wet room, a living area and a study or small bedroom downstairs, as well as two bedrooms and an en suite WC.



Specs

- 112 panel ground solar array, generating approx. £1,500 net income per month.
- Open loop ground source heat pump (heating and hot water for the house and barn annexe)
- 60-metre borehole with irrigation pump and drip irrigation systems
- Significant investment in drainage and sewage systems in 2013-2015.
- Klargester biodisc system installed in 2014 (12 person capacity)
- Fully externally insulated farmhouse with breathable render, passive ventilation and under floor heating, all new electrics, plumbing, ethernet and home automation features
- Fully integrated superfast broadband in the house, barn conversion, office and gym
- An office with up to three workspaces, over a modern gym with rubber flooring, full ballet mirror and TV/wifi connections.
- Newly installed Ajax security and fire detection system, CCTV installed outdoors.
- Electronic dog fence rings the entire property, keeping your pets safe.
- Mains water filtration system
- 3-phase electrical supply to farmhouse and stables





Barn Annexe

Outside

Double cleftwood gates open to a yorkstone driveway that leads to a delightful oak-framed, two-bay cart shed providing office facilities, a modern gym, and storage area. There is a large parking area behind a substantial stable block consisting of a series of useful storerooms and workshop. If desired, the stable is suitable for equestrian use. A horse trailer barn is currently used to store farm equipment, and a large threshing barn sits along the boundary, which has renewable planning consent for conversion to offices and meeting rooms (Folkestone & Hythe District Council Planning ref: Y13/0550/SH and Y13/0551/SH).

The 4.5-acre plot has ornamental gardens, lawns and allotments irrigated via a borehole irrigation system, protected by rabbit proof hedges and fencing. A large pond hosting a multitude of native plants and birdlife and a bubbling creek form one of the boundaries to the neighbouring properties. There are three fenced pastures, all with beautiful views of the surrounding countryside. A 112 panel ground mounted solar array generates sufficient energy for approximately five

homes, providing substantial export earnings, supply of own energy and FIT subsidies. The entire heating system is renewable; thus the awarded EPC rating is one of the highest in the UK for a Grade II listed property.

Location

Smeeds Farm sits in pretty, undulating countryside at the foot of the North Downs. Surrounding villages provide a variety of amenities, including a primary school, day-to-day shopping, a doctor's surgery and sports facilities. Comprehensive facilities can be found in Hythe, Ashford and Canterbury together with an array of well-regarded schools in state and private sectors.

Commuter access to London is very good via the M20 and rail network. Nearby Westenhanger station connects to London Charing Cross and to the High Speed services via Ashford International which reaches London St Pancras in about 36 minutes. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Distances

- East Brabourne 2.3 miles
- Wye 7.2 miles
- Ashford 9 miles
- Folkestone 9 miles
- Canterbury 13 miles
- Central London 64 miles
- London Gatwick Airport 65 miles

Nearby Stations

- Westenhanger
- Ashford International

Key Locations

- Kent Downs AONB
- Brockhill Country Park
- Port Lympne Wild Animal Park
- Ashford Designer Outlet

Nearby Schools

- Stowting CofE Primary School
- Brabourne CofE Primary School
- Smeeth Community Primary School
- Wye School
- Bodsham CofE Primary School
- Lady Joanna Thornhill Endowed Primary School
- Spring Grove School
- Ashford School
- Towers School
- The Norton Knatchbull School

Nearby Pubs

- The Black Horse, Monks Horton
- The Five Bells Inn, East Brabourne
- The Tiger Inn, Stowting



Barn Annexe



Barn Annexe



Barn Annexe



Barn Annexe



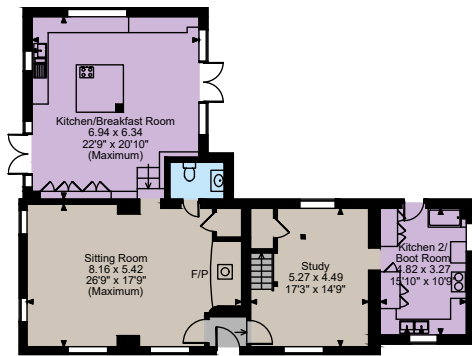
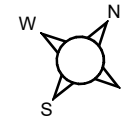
Barn Annexe



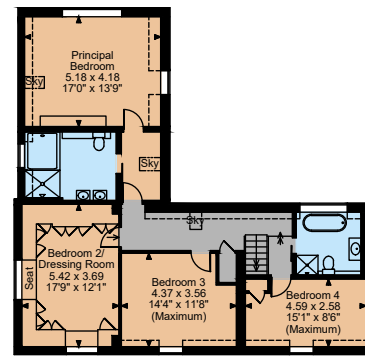


Cart Shed and Stables

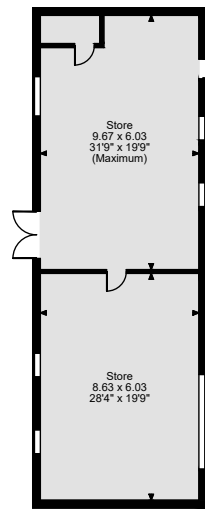




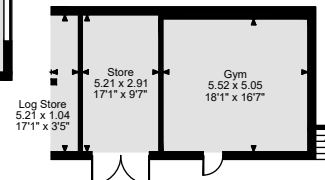
Ground Floor



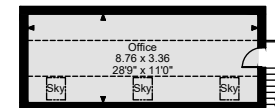
First Floor



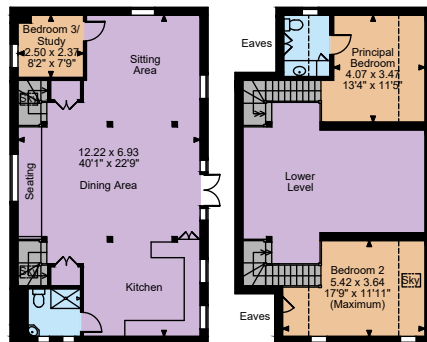
Threshing Barn



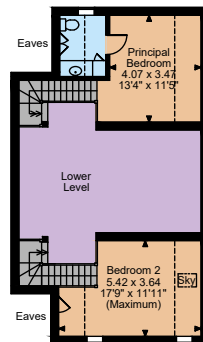
Cart Shed Ground Floor



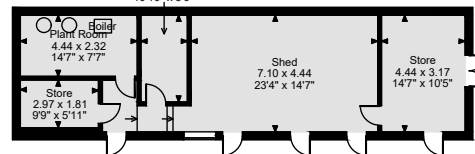
Cart Shed First Floor



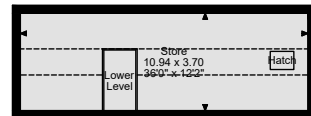
Barn Annexe Ground Floor



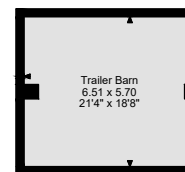
Barn Annexe First Floor



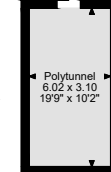
Stables Ground Floor



Stables First Floor



Trailer Barn



Polytunnel

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8637686/SS

Floorplans

House internal area 2,495 sq ft (232 sq m)

Barn Annexe internal area 1,205 sq ft (112 sq m)

Cart shed internal area 666 sq ft (62 sq m)

Stable Building internal area 907 sq ft (84 sq m)

Threshing barn internal area 1,198 sq ft (111 sq m)

Trailer barn and Polytunnel internal area 600 sq ft (56 sq m)

Total internal area 7,071 sq ft (657 sq m)

For identification purposes only.

Directions

TN25 6DU

What3words: /// hiking.distilled.nibbles brings you to the driveway

General

Local Authority: Folkestone & Hythe District Council

Services: Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Heating via ground source heat pump.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Smeeds Farm – Band G; Annexe – Band C

EPC Rating: Smeeds Farm – A; Annexe – A

Planning: Prospective purchasers should make their own enquiries of Folkestone & Hythe District Council.

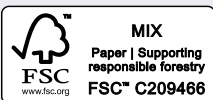
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

