



Smeeds Farm & Barn










Broad Street, Monks Horton, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A Grade II listed farmhouse and barn conversion annexe, fully restored and extended in a beautiful rural setting.

Using traditional methods and materials, the vendors have sympathetically restored and rebuilt most of the farmhouse, whilst incorporating a neatly concealed 112 panel solar array that provides significant income.

	3-6 RECEPTION ROOMS		4-6 BEDROOMS 2-3 BATHROOMS		BARN ANNEXE
	LARGE SOLAR ARRAY		4.5 ACRES		FREEHOLD
	AONB/RURAL/VILLAGE		2,495 - 7,071 SQ FT		GUIDE PRICE £1,750,000



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. Both buildings are heated with renewable energy.

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. This is a visually striking area, characterised by rolling hills and expansive views at the foot of the Kent Downs.

Large, fenced paddocks sit to the east and south, whilst to the front are ornamental gardens, a large lawn and a beautiful pond. The ground-mounted solar array (a mini solar farm) is tucked away alongside mature hedging that borders a former manège, and currently generates a substantial annual income.

A multitude of outbuildings provide exceptional facilities for living, income generation, and recreation, including a Kentish barn conversion (a holiday let/annexe that sleeps up to eight), a recently built traditional cart shed housing a gym, office and storage space, a stable block, trailer barn, and a threshing barn with lapsed planning consent for use as offices and meeting rooms, currently used as a store. (Folkestone & Hythe District Council Planning ref: Y13/O550/SH and Y13/O551/SH)..

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. Both properties are fully insulated and have underfloor heating. The Farmhouse doors and windows are Architectural Bronze double glazed, and there is superfast fibre broadband and ethernet throughout the Farmhouse, with superfast fibre broadband in the barn and office.



The Farmhouse

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

The kitchen is fitted with a range of hardwood and oak cabinets arranged around a large central island, with granite worktops and 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. The 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 wet room shower and Japanese spa bath. Bedroom 2 is a good size and is 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.

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 open plan reception/dining hall open to full height, a fitted kitchen, a wet room, a sitting area and a study or third bedroom downstairs, as well as two bedrooms and an en suite WC.













Barn Annexe

Outside

Double Cleft Wood 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, which consists of a series of useful storerooms and workshop. If desired, the stable is suitable for equestrian use.

A horse trailer barn that can be used to store farm equipment, and a large threshing barn sits along the boundary. The latter has lapsed 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, a raised bed kitchen garden, a large allotment, a greenhouse and soft and hard fruit areas protected by rabbit proof hedges and fencing. The property has its own borehole and irrigation system, substantially reducing dependence on mains water. A large pond hosts a multitude of native plants and birdlife and a

bubbling creek forms one of the boundaries to the neighbouring properties.

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 both state and private sectors.

Commuter access to London is excellent via the M20 and rail network. Nearby Westenhanger station connects to London Charing Cross and to the High Speed services via Ashford International which reach London St Pancras in around 36 minutes. The area has excellent access to the Continent.

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
- Dover 15 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

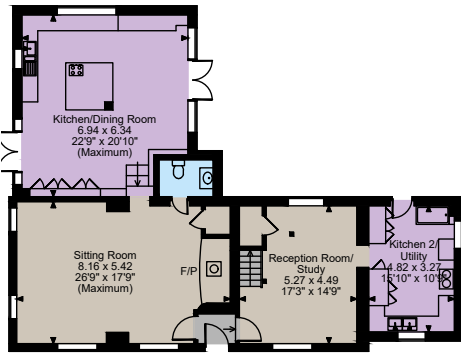
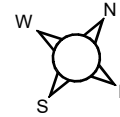
- The Black Horse, Monks Horton
- The Five Bells Inn, East Brabourne
- The Tiger Inn, Stowting



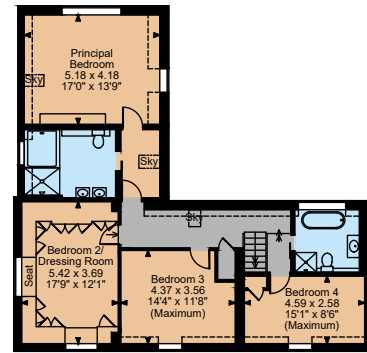


Cart Shed and Stables

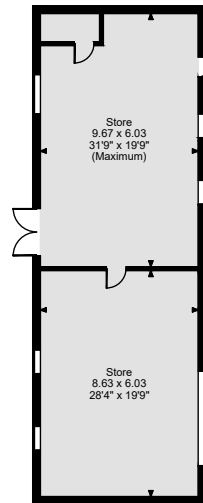




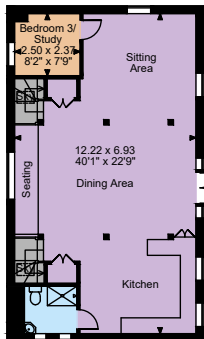
Ground Floor



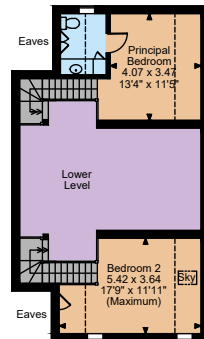
First Floor



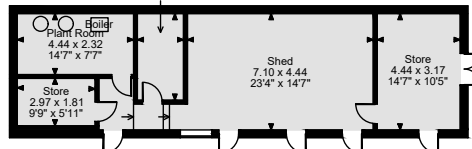
Threshing Barn



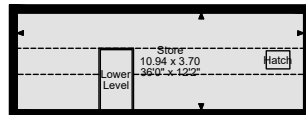
Barn Annexe Ground Floor



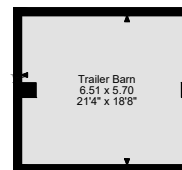
Barn Annexe First Floor



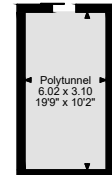
Stables Ground Floor



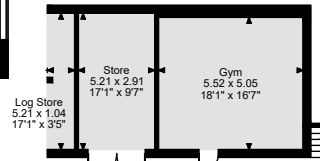
Stables First Floor



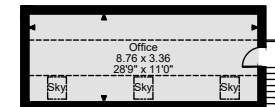
Trailer Barn



Polytunnel



Cart Shed Ground Floor



Cart Shed First Floor

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

□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,495 sq ft (232 sq m)
Barn Annexe internal area 1,205 sq ft (112 sq m)
Stable Building internal area 907 sq ft (84 sq m)
Trailer Barn & Polytunnel internal area 600 sq ft (56 sq m)
Threshing Barn internal area 1,198 sq ft (111 sq m)
Cart Shed internal area 666 sq ft (62 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 air pump.

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

Council Tax:

Smeeds Farm - Band G; Barn Annexe - Band C

EPC Rating:

Smeeds Farm - A; Barn Annexe - A

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

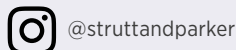
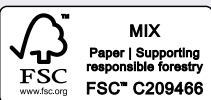
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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