Smeeds Farm
Monks Horton

Strutt & Parker

Land and property. Since 1885.

2,495 - 7,071 sq ft | Freehold
3-6 reception rooms | 4-6 bedrooms and 2-3 bathrooms | About 3.6 acres
A range of useful outbuildings inc. barn annexe, office and gym.

Guide price - £1,250,000

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

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 barn annexe dates from the 17th century and was converted in the early 21st century. The current vendors creatively restored and fully modernised the property with eco credentials at the forefront, insulating with 4in fibre insulation, Grade II approved double glazing, a 200ft borehole, high-speed fibre connection, ground and air source heat pumps.

A mini-solar farm that delivers significant annual income/savings together with a wildlife pond, and space for a manège, is available by separate negotiation.

Large, fenced paddocks sit to the east and south, whilst to the front are ornamental gardens and a large lawn.

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: Y13/0550/SH and Y13/0551/SH).

Press - 2026
As reported in the **Daily Mail**, Lots 1 and 2 combined provide Smeeds Farm with "**the highest-rated EPC (A 115) in the UK**. The escalation of the Iran war has increased the importance of having a top rating. The conflict is pushing up energy and fuel costs , the cost gap between efficient and inefficient homes has widened , making ratings for the Energy Performance Certificate (EPC) more important. Recent research by NatWest supports this; it found that more than 40 per cent of prospective home buyers say a good EPC rating is ' very important' when buying a new home , placing energy efficiency on a par with public transport links and green spaces."

Smeeds Farm also featured in **Money Week** in "**8 of the best eco-friendly properties for sale**."

The Farmhouse
The sitting room features an impressive inglenook fireplace with 1,000 year-old artefacts from Horton Priory. The open plan kitchen/dining room has a limestone floor and two sets of double French doors opening to the surrounding terraces. The kitchen is fitted with hardwood and oak cabinets with a large central island, granite worktops and integrated Wolf and Subzero appliances. A second kitchen/utility room is fitted with hardwood cabinets, 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 with 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.

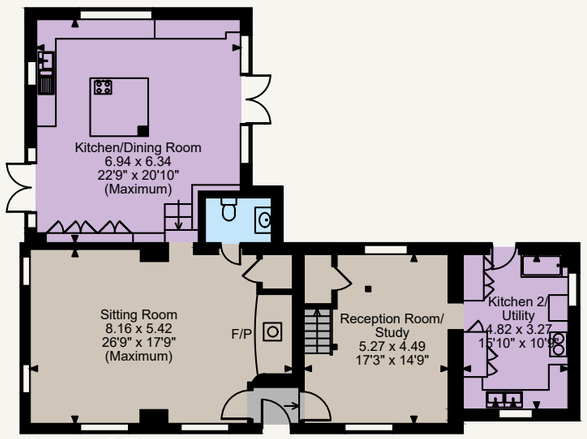
The Barn
A handsome 17th century Kentish barn serves as an annexe or holiday let. The barn has been sympathetically restored with the most remarkable open plan reception/dining hall open to full height, a fitted kitchen, a wet room, a sitting area and a study or third bedroom downstairs, as well as two bedrooms and an en suite WC.

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).

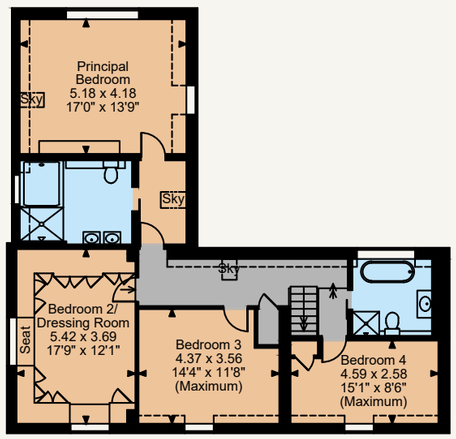
The 3.6-acre plot has ornamental gardens, lawns, a raised bed kitchen garden, a large allotment, a greenhouse and soft and hard fruit areas protected by rabbit proof hedges and fencing. The property has its own borehole and irrigation system, substantially reducing dependence on mains water. There are three fenced pastures, all with beautiful views of surrounding countryside.

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.

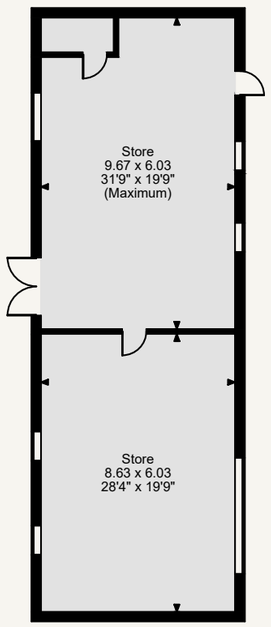
Commuter access to London is excellent via the M20 and rail network. Nearby Westenhanger station connects to London Charing Cross and to the High Speed services via Ashford International which reach London St Pancras in around 36 minutes. The area has excellent access to the Continent.



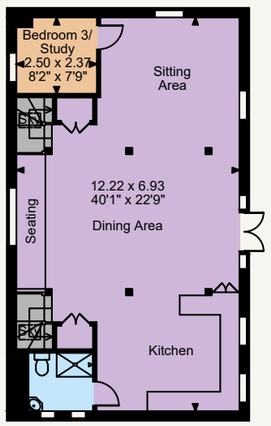
Ground Floor



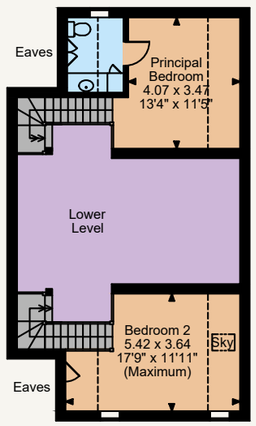
First Floor



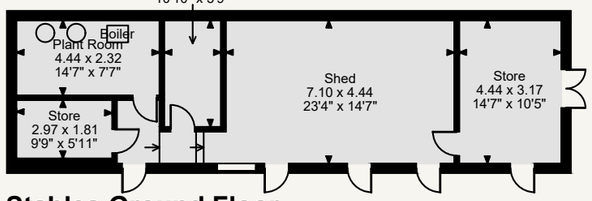
Threshing Barn



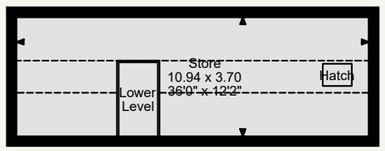
Barn Annexe
Ground Floor



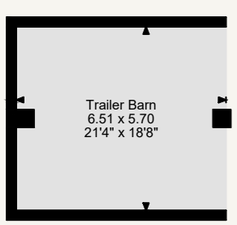
Barn Annexe
First Floor



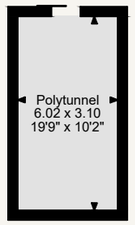
Stables Ground Floor



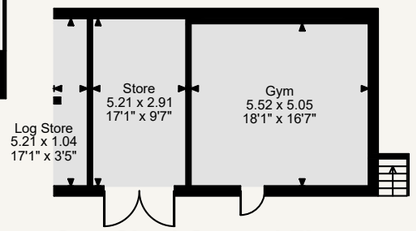
Stables First Floor



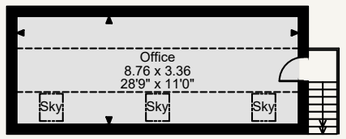
Trailer Barn



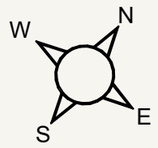
Polytunnel



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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General
Local Authority: Folkestone and Hythe
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.
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority
EPC Rating: Smeeds Farm - A; Barn Annexe - A
Council Tax: Smeeds Farm - Band G; Barn Annexe - Band C
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

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