

Smarden Barn

Region: The South East **Sleeps:** 6

Overview

** Please note that due to Covid-19 restrictions, as the swimming pool, games room and gym are shared facilities, they are currently not available at this time.*

Wow! You are taking a holiday in history at Smarden Barn. It is lavish, it is luxurious, it is cavernous, it is extraordinarily stylish, it is very hard to beat. Sleeping 6 in pure luxury, it is an absolute treat to spend a week in Smarden Barn. Deep in the glorious Kent countryside with phenomenal gardens to match the interior, you might be seriously overwhelmed with beauty.

Smarden is a picturesque village close to Bethersden, Biddenden, Headcorn, High Halden and Pluckley. From this location there are many Kent delights to explore and enjoy, including the fabulous gardens at Sissinghurst, the Biddenden Vineyards, The Chapel Down Vineyard at Tenterden, the Rare Breeds Centre in Woodchurch and Smarden's own Big Cat Sanctuary. It is also an easy drive to the coast and Rye.

Steeped in history, the main open plan living space of Smarden Barn is a timber framed cathedral of good taste. It boasts exposed beams and a vaulted ceiling, all with incredible craftsmanship. Interior designers have waved their magic on this incredible space. The kitchen is really quite extraordinary with rising display units showing off gorgeous pottery and artworks and opulent marbled worktops contrasting beautifully with the contemporary wood cabinetry. There are two wine fridges and striking gold accents. You know you are in for a treat. Sumptuous sofas face each other, the perfect spot for pre-dinner drinks. The blend of days gone by meets ultra-cool is divine. The dining table and chairs, carved in the shapes of mid-century furniture from hand-milled wood, sit next to the show-stopping, contemporary wood burning stove. Modern floor-to-ceiling windows look out onto The Cloth Hall, a medieval yeoman's timber hall house. Overlooking all of this wonder is a fabulous, designer wallpaper referencing the natural materials from which Smarden Barn was constructed all those years ago.

Each exquisite bedroom is a marvel in its own right. The master offers a dreamy four-poster in effortless industrial steel with a majestic Catchpole & Rye stand-alone bath and extraordinary, eye-catching artwork completing this slice of luxury. The jungle print wallpaper makes its own statement and feels utterly contemporary in the fabulous second bedroom. The third bedroom offers a luxurious monochrome palette, wondrous lighting and delightful garden views. You may have to pick straws for the bedrooms but no-one will be disappointed with their slice of magic. All of the bedrooms, including the master with its freestanding bath, enjoy their own stunning ensuite shower rooms complete with luxury dressing robes and slippers.

Outside, guests can enjoy their own private, terraced garden and wander through the large estate gardens. The owners have a fabulous swimming pool surrounded by luxury loungers, day beds and deluxe parasols as well as



a brilliant games room with a pool table and a well-equipped gym which you can use on request. You can even pick your own vegetables from the vegetable plot.

Facilities

Wi-Fi/Internet • Rural Location • Romantic • Quirky (Unique) • Not For Little Ones • Modern • Walk to Village • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Not for little ones • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Ground Floor

- Open-plan living & dining area
- Fully-equipped kitchen
- Bedroom with king-size bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room

First Floor

- Bedroom on mezzanine with four-poster king-size bed and en-suite shower room

Exterior Grounds

- Enclosed courtyard
- Dining facilities
- Charcoal built-in barbecue
- Shared fire pit
- Access to the owners swimming pool, games room and gym on request and at certain times

Additional Facilities

- Wi-Fi
- TV
- Washing machine
- Parking for 2 cars

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Location & Local Information

The pretty, historic village of Smarden is perfectly placed to enjoy many of the delights of Kent. There are plenty of wineries, gorgeous gardens and historic houses to visit. There are zoos and a Rare Breeds Centre and a short drive takes you to the coast for a day by the sea.

Sissinghurst Castle Garden is historic, poetic, iconic, a refuge dedicated to beauty. Vita Sackville-West, poet and writer and Harold Nicolson, her diplomat and author husband, fell in love with Sissinghurst Castle and created the famous gardens. Harold's architectural garden planning and Vita's colourful, abundant planting reflect the romance and intimacy of her writing. Sissinghurst Castle Garden was the backdrop of a colourful history from a time as a prison in the 1700's to a home for the women's land army. The gardens are so popular entry is by timed ticket so you need to plan in advance.

Nearby, you can also visit Smallhythe Place, Ellen Terry's early 16th century house and cottage gardens. It was built when Smallhythe was a thriving shipbuilding port and later purchased by renowned Victorian actress Ellen Terry in 1899. Soon after her passing in 1928, her daughter transformed the house into a museum. Visitors can enjoy the museum, colourful cottage garden, a vintage tea room and a charming 17th century thatched barn theatre. There are many productions in the theatre, keeping Ellen's legacy alive.

Wine lovers are thoroughly spoilt in this area. The most famous vineyard is the Chapel Down Vineyard, close to the picturesque market town of Tenterden. It is open to visitors throughout the year. You can enjoy tastings, tours and masterclasses. It is a wonderful day out though you may have to draw straws to see who is driving. Also popular are the Biddenden Vineyard, the Mount Vineyard, the Hush Heath Winery, the Chartham Vineyard and the Terlingham Vineyard.

The characterful town of Rye, a medieval citadel huddled against invaders and sea, is home to a myriad of art,



curiosities, boutique hotels, trendy restaurants and cosy pubs. Built of smuggled secrets and timeless tale, Rye has plenty of nooks and crannies to explore and distant views across Romney Marsh to ponder.

Hythe, the coastal market town on the edge of Romney Marsh offers a delightful beach, the lovely Brockhill Country Park and the famous Port Lympne Reserve. The authentic safari experience is unlike a normal zoo. Over 90 species and 766 animals roam within the 600 acres. There are big cats, gorillas and primates roaming free.

Local Amenities

Nearest Town	Ashford (17.5km)
Nearest Village	Smarden (250m)
Nearest Supermarket	Sainsbury's Local, Headcorn (5.6km)
Nearest Restaurant	The Flying Horse, Smarden (500m)
Nearest Golf	Weald of Kent Golf Club (8.4km)
Nearest Beach	Hythe (38.4km)

What we love

- The architecture of Smarden Barn is an absolute wonder and the interior design is incredible, such a magical blend of old and new. You will be truly in heaven at this wonderful retreat
- The gardens are beautiful. You can even pick vegetables from the vegetable plot for your supper!
- Smarden Barn is surrounded by fabulous Kent vineyards. You must visit at least one though you will have to draw straws to see who drives and misses out on the delicious wines!

What you should know...

- Due to the setting of the property babes in arms are welcome but no children under the age of 12 years
- The pool, gym and games room are shared with the owners and so they are only accessible on request and at certain set hours of the day

Terms & Conditions

- **Security deposit:** £1,000 to be paid prior to arrival and to be refunded in full subject to a damage inspection on departure
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **Other Ts and Cs:** Please kindly note that this property does not accept children under 12 due to the open water in the garden. Babes in arms are welcome but you will need to bring your own travel cot.
- **Changeover day:** Friday
- **End of stay cleaning available?:** Yes, included in the rental price
- **Smoking Allowed?:** No smoking
- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased across peak dates
- **Internet access?:** Yes, Wi-Fi is included in the rental price

** Please note that due to Covid-19, the check in and out times have been temporarily amended to allow for additional cleaning. Check in is now 5pm, check-out is 9am. Thank you for your understanding.*

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