



# Rowley Green Farm

Arkley,  
Hertfordshire



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# A striking Victorian farmhouse with two cottages, extensive outbuildings set in 4.72 acres

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Rowley Green Farm, Rowley Lane, Arkley, Hertfordshire, EN5 3HW

Barnet 2.5 miles (London St Pancras 19 minutes), St Albans 8.5 miles, Central London 12.5 miles

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## *Features:*

Reception hall | Drawing room | Dining room | Sitting room  
Family room | Kitchen | Cloakroom | Principal and guest  
bedroom suites with bathrooms and dressing rooms  
3 Further bedrooms | Shower room

Two self contained cottages of one and two bedrooms

Extensive range of traditional brick and timber outbuildings  
including farm office and shop | Original Stable Block  
with storage over

Four timber barns | Brick barn | Timber stables and extensive  
Pole Barn Range

Lawned gardens and paddocks

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About 4.72 acres in all









### ***Situation***

Approached over a private drive and well set in the heart of its own mature gardens and paddocks, Rowley Green Farm has a spectacular wooded backdrop. Arkley lies on the fringes of Barnet with a wide range of shopping facilities and a good selection of restaurants.

Communications are excellent with the A1(M) within 1 mile providing access to Central London, 12.5 miles distant and the M25. Fast trains leave New Barnet reaching London St Pancras in 19 minutes or alternatively High Barnet offers a Northern Line connection into Central London.

There is a wide variety of schools in the district including Haberdasher's Aske's, Mill Hill and Dame Alice Owen, Aldenham, Lochinvar and Queen Elizabeth's Boys and Girls schools.

### ***The property***

Constructed of mellow red brick, part rendered under a clay tile roof, Rowley Green Farmhouse is a handsome family home believed to have been built in 1895. Internally the house combines light and spacious reception rooms with comfortable bedroom accommodation on the first floor. Of particular note is the sitting room of elegant proportions, centred on an ornate fireplace and glazed doors opening on to the west facing terrace. Rowley Green Farm has been a much enjoyed family home and may now benefit from some modernisation.

### ***Gardens and Grounds***

The gardens and grounds are mainly laid to lawn and studded with a selection of mature trees. A broad terrace flanks the western elevation overlooking the gardens which are sheltered by deep hedges providing privacy.

### ***Outbuildings***

Office and Shop (marked C on plan)

Constructed of red brick under a clay tile roof these rooms were formerly the farm office and farm shop with a separate WC.

Rose Cottage (marked D on plan)

A single storey self-contained cottage comprising one bedroom.

Wysteria Cottage (marked E on plan)

A single storey self-contained cottage comprising two bedrooms.

Stables (marked F on plan)

The original stable block with five loose boxes and large tack room over. Planning consent has previously been approved for residential use although this has now lapsed.

Brick Barn (marked B on plan)

A traditional brick built barn previously used for retail/office purposes.

Four Timber Barns (marked H, I, J and K on plan)

Built of timber and originally constructed for agricultural purposes and one now used as a workshop whilst the others are used for storage.

Timber Stables (marked M on plan)

A range of three loose boxes

Greenhouse and Toolshed (marked G on plan)

A toolshed and greenhouse on brick footings.

Pole Barns (marked L on plan)

An extensive range constructed of timber cladding under a corrugated roof. These barns have previously been let for commercial use and currently provide enclosed garaging for six cars/motorhomes and open fronted parking for two further vehicles.

### ***The Paddocks***

Lying to the north-east of the house are two level paddocks useful for equestrian purposes.







### **General Information**

**Tenure:** The property is offered for sale freehold with vacant possession on completion. NB: The vendors are currently applying for Possessory title on the two areas of land hatched on the site plan. The family have used and enjoyed this land for over 40 years.

### **Services:**

Mains electricity and water are connected to the property. Drainage is to a private system (and may not be compliant with current regulations). Oil fired central heating to the Farmhouse. Broadband connection.

### **Local Authority:**

Barnet Council Tel: 0208 3592000

### **Council Tax:**

Rowley Green Farm: Band G £3,392.53 for 2025/6

### **EPC's:**

Rowley Green Farm: Band F  
Rose Cottage; Band G  
Wisteria Cottage: Band G

**What3Words:** ///loops.voting.tuck

### **Viewings:**

Strictly by appointment with the selling agents

### **Guide Price:**

£2,750,000



*Floorplans for Rowley Green Farm, Rowley Lane, Barnet*

*Main House internal area 2,827 sq ft (263 sq m)*

*Stables internal area 1,250 sq ft (116 sq m)*

*Outbuildings internal area 3,155 sq ft (293 sq m)*

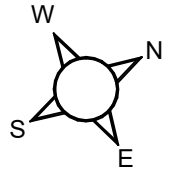
*Rose Cottage internal area 335 sq ft (31 sq m)*

*Wisteria Cottage internal area 411 sq ft (38 sq m)*

*Barns internal area 2,432 sq ft (226 sq m)*

*Quoted Area Excludes 'External Boiler'*

*Total internal area 10,410 sq ft (967 sq m)*



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

□□□□ Denotes restricted head height

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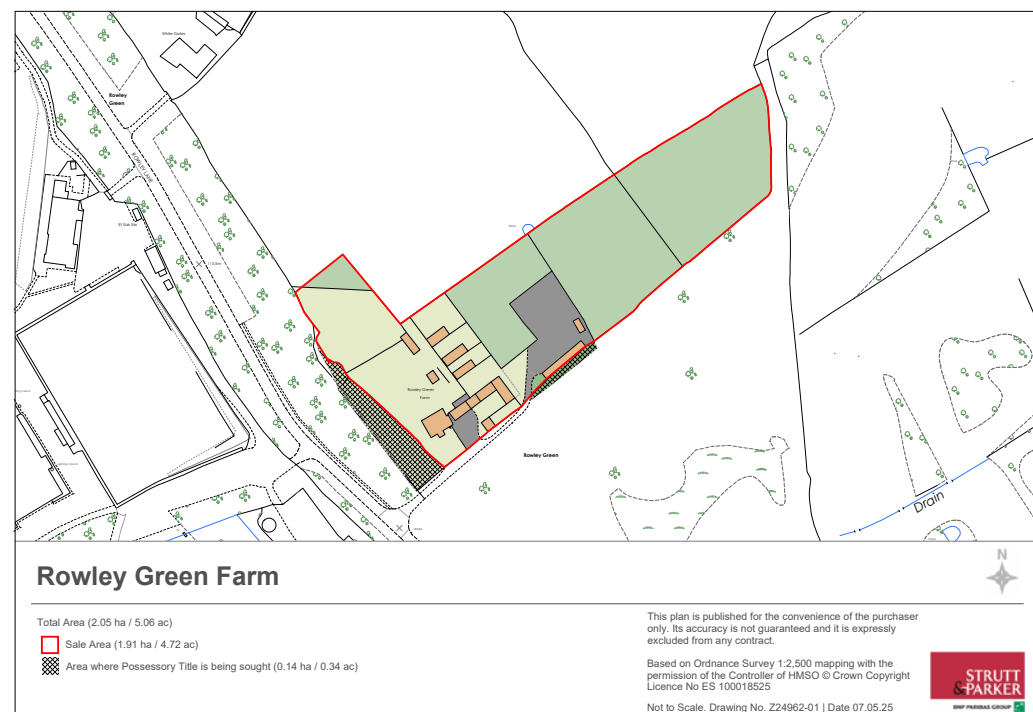
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