



Elm Farm House

2 Galley Lane, Arkley, EN5 4AJ

Elm Farm House

**** FIRST TIME ON THE MARKET IN OVER 30 YEARS ****

Elm Farm House is a picturesque 18th century Grade II listed farmhouse thought to have been built around 1725 with a 19th century addition over three storeys and a cellar with a stuccoed frontage and a tiled roof.



ACCOMODATION

Elm Farm House is a picturesque 18th century Grade II listed farmhouse thought to have been built around 1725 with a 19th century addition over three storeys and a cellar with a stuccoed frontage and a tiled roof.

The property opens onto a wonderful beamed reception hall entrance from which all rooms lead, which include a dining room with open brick facing to one wall , inset beams to the ceiling, and decorative brick fireplace. There is a double aspect beamed reception room with a splendid open fireplace, A fully fitted kitchen/breakfast room which leads onto a large utility room/prep kitchen, guest cloakroom plus a cellar.

A delightful turning staircase leads to four/five good bedrooms, fifth bedroom/study, en suite bathroom, en suite shower room, 2nd shower room/wc.

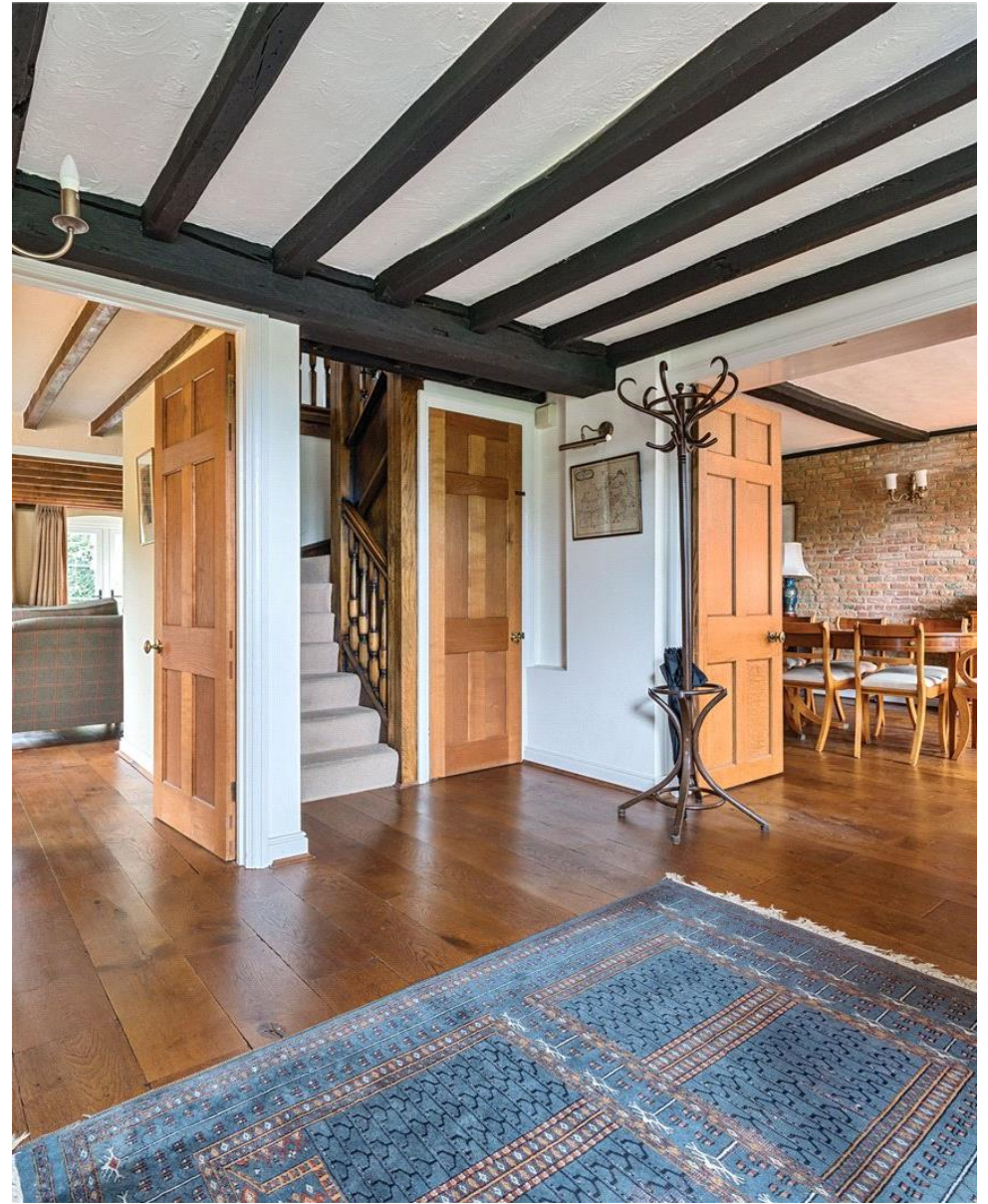
Approached via sweeping drive and ample parking the property sits in circa 0.80 of an acre with a secluded garden and orchard with far reaching views, and having retained many original character features, this home must be seen to be truly appreciated.

The property is ideally located within thirty minutes drive of central London. Barnet High Street and 'The Spires' shopping mall are easily accessible. Near-by tube stations include Totteridge and High Barnet, on the Northern Line and Cockfosters on the Piccadilly Line. Hadley Wood, New Barnet and Elstree and Borehamwood main line stations are also close by.

Schools including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's provide top class education in the area, with many schools operating their coach service through Arkley.

Golf and recreation are well catered for with Dyrham Park Golf & Country Club within close proximity.

Please Note: We have copies of Memories Of Elm Farm from 1909 -1966 which are available upon request.



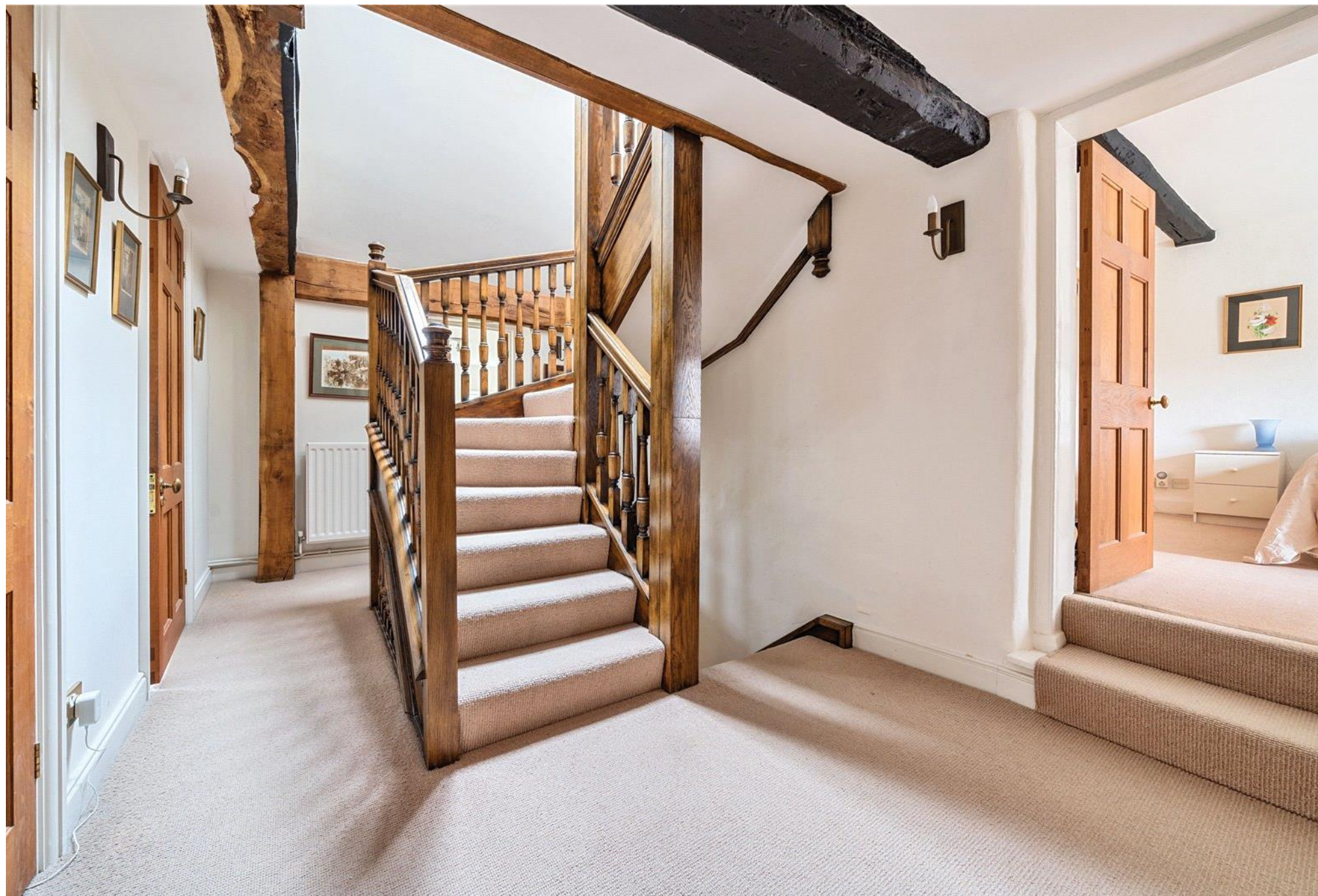


























Galley Lane, Barnet, EN5

Approximate Area = 2961 sq ft / 275 sq m (excludes void)

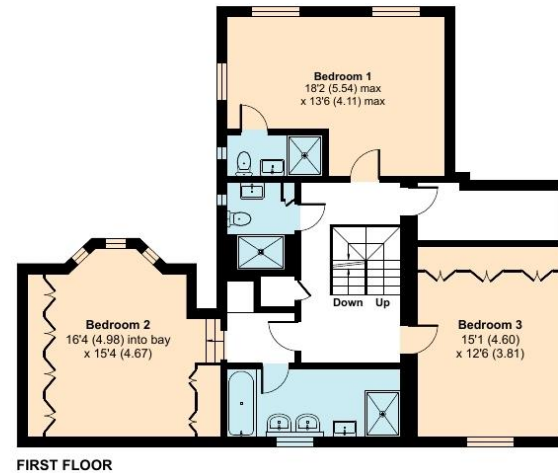
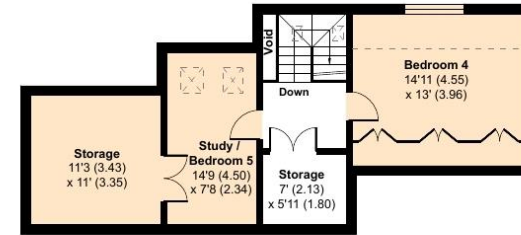
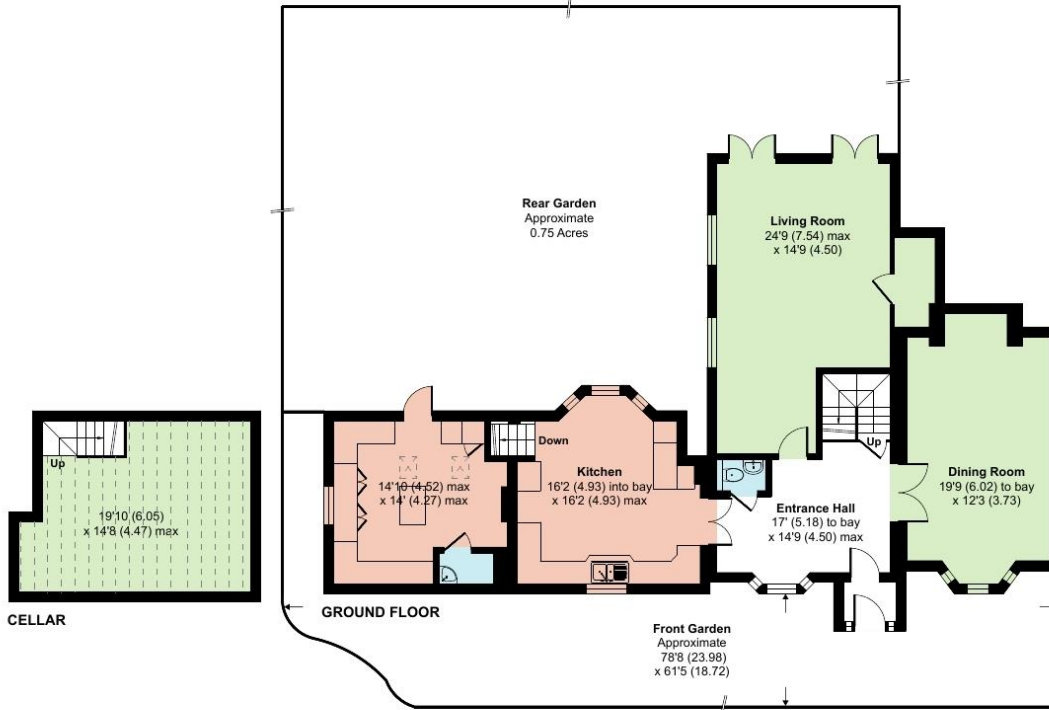
Limited Use Area(s) = 318 sq ft / 29.5 sq m

Total = 3279 sq ft / 304.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Statons. REF: 1091840

Local Authority: Barnet
Council Tax band: G
Tenure: Freehold



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



STATONS
TOTTERIDGE

28-30 Totteridge Lane, London, N20 9QJ

Tel: 020 8445 3694

Email: totteridge.office@statons.com

STATONS
www.statons.com