



Bentley Heath Farm

Bentley Heath, Barnet, Hertfordshire, EN5 4RY



Bentley Heath Farm

Grade II Listed | Approx. 9 Acres | 6 Bedrooms | 4 Bathrooms | Multiple Outbuildings

A Rarely Available Country Estate of Character, Scale and Elegance

Tucked away in the exclusive and picturesque hamlet of Bentley Heath, this remarkable Grade II listed estate offers an extraordinary opportunity to own a piece of English heritage.

Dating back to the late 17th or early 18th century, Bentley Heath Farm House is set in around 9 acres of private land, combining historic charm, exceptional versatility, and a setting of rare tranquillity - all within easy reach of central London.

Main Residence – Rich in Period Detail and Family Warmth

Constructed from classic red brick and topped with a traditional slate roof, the main house presents a handsome five-bay front with a central entrance framed by steps and decorative sash windows. Extended in the 19th century, it blends historic authenticity with family-friendly proportions.

Inside, the home is full of character, featuring original timber-framed glazing bar sash windows, charming fireplaces, exposed beams, and elegant ceiling heights. The layout is designed for flexibility and comfort:

- Four double bedrooms, each generously proportioned and full of light.
- Two bathrooms, tastefully appointed and well positioned.
- A variety of reception rooms, ideal for formal entertaining, relaxed family time, or home working.
- Bedroom four connects directly to the barn wing, offering a seamless guest or annex arrangement.

From morning coffee in the sunlit kitchen to winter evenings by the fire, this is a home that invites you to settle in and make it your own.





































The Converted Barn – Rustic Charm with Residential Elegance

Beautifully linked to the main house, the converted barn offers a unique blend of vernacular architecture and contemporary comfort. Constructed in traditional timber framing, it boasts impressive craftsmanship including:

- A four-bay layout with exposed clasped purlin roof structures.
- Queen struts to tie beams, adding dramatic scale and visual interest.
- Additional bedroom and bathroom accommodation, making it ideal for guests, teenagers, or even a separate living area.

The barn could be used as a private retreat, an inspiring studio, or extended living space that blends seamlessly with the main residence.

The Dairy House & Guest Annex – Flexible Living or Commercial Opportunity

Positioned to the rear of the main courtyard, the Dairy House has served as the heart of a successful family business. This adaptable building holds great potential - whether for continued commercial use, creative workshops, or expanded residential living.

At its far end lies a fully self-contained guest annex, perfect for hosting friends, live-in staff, or as a long-term rental option. It includes:

- A double bedroom with peaceful views
- A bright and comfortable lounge
- A modern, fully equipped kitchen
- A stylish, full bathroom suite

It offers privacy, convenience, and an opportunity to generate additional income or welcome guests in comfort.



Farm House / Converted Barn

Barn

Dairy House / Barn

Barn / Outbuilding



Outbuildings, Grounds & Outdoor Living

The estate is equipped with a wide range of substantial outbuildings, including two large barns that could be used for storage, equestrian facilities, event hosting, or further development (subject to planning consent).

The property’s 9 acres of land offer a lifestyle few can match, with:

- Beautifully maintained formal gardens, perfect for summer entertaining.
- A private tennis court, ideal for recreation and leisure.
- Expansive paddocks, which could be split or adapted for equestrian use, hobby farming, or simply enjoying the outdoors.
- A secure gated courtyard, creating a sense of arrival and providing ample parking for multiple vehicles.

The setting is both private and picturesque, providing peace, security, and the feel of a true country retreat.

Location – Rural Calm with City Convenience

Tucked away in the Hertfordshire countryside, Bentley Heath is a hidden gem—peaceful, picturesque, and highly sought after. Surrounded by lush green spaces yet seamlessly connected, it offers the perfect blend of country charm and urban accessibility.

Excellent transport links: Potters Bar Station offers fast, frequent services to London King’s Cross (approx. 24 mins) and Moorgate (approx. 35 mins). Cockfosters Underground Station (Piccadilly Line) and High Barnet Underground Station (Northern Line) are also within close proximity, along with Hadley Wood Overground Station just a short drive away.

Well-connected by road: Quick access to Barnet, Potters Bar, and key routes including the A1(M) and M25. Education options: A strong selection of both state and private schools with outstanding reputations.

Convenient amenities: Enjoy nearby shopping, dining, and leisure in St Albans, Hatfield, and Brent Cross. This rare location offers the best of both worlds—a tranquil country estate lifestyle with the vibrancy of London close at hand.

Bentley Heath Farm House is a striking and highly adaptable home set in an outstanding location. With a wealth of original features, extensive land, outbuildings, and multigenerational potential, it offers everything from peaceful country living to bold future development options.

A property of this calibre seldom comes to market.













Approximate Gross Internal Area 12967 sq ft - 1205 sq m

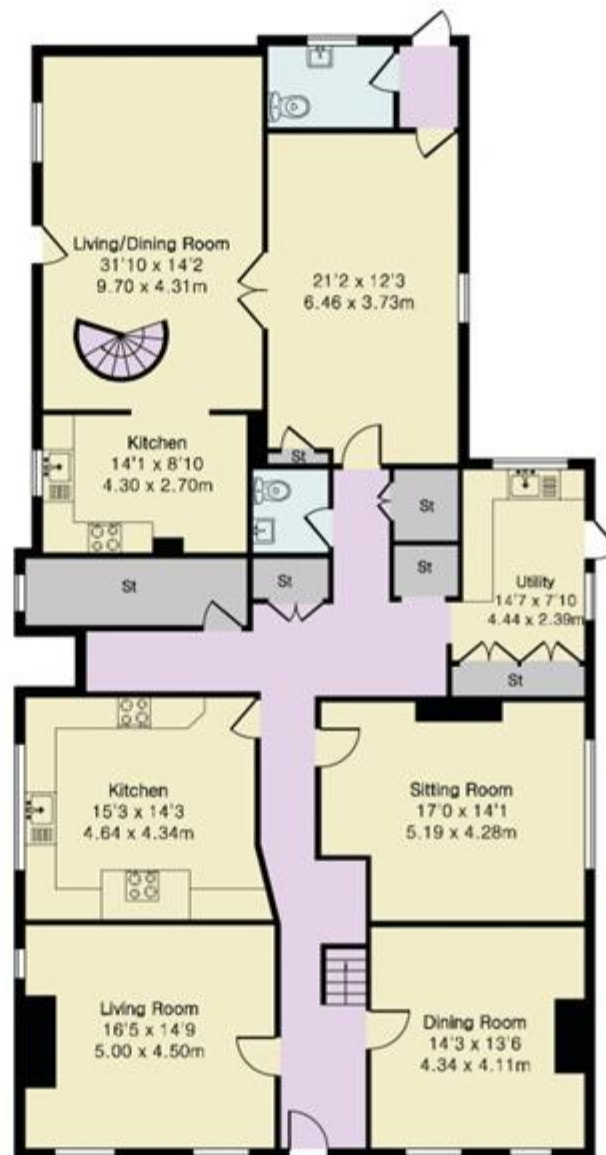
Ground Floor Area 2252 sq ft - 209 sq m

First Floor Area 1596 sq ft - 148 sq m

Second Floor Area 415 sq ft - 39 sq m

Outbuilding Area 8704 sq ft - 809 sq m

Farmhouse & Barn



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Farmhouse & Barn

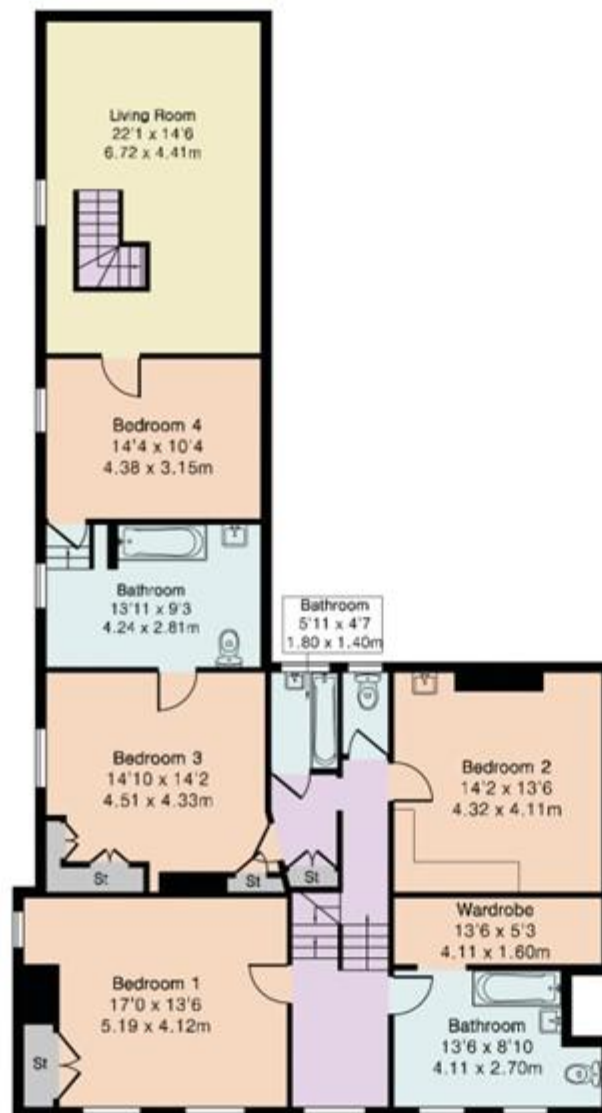
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First Floor



Second Floor



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Dairy House & Barn

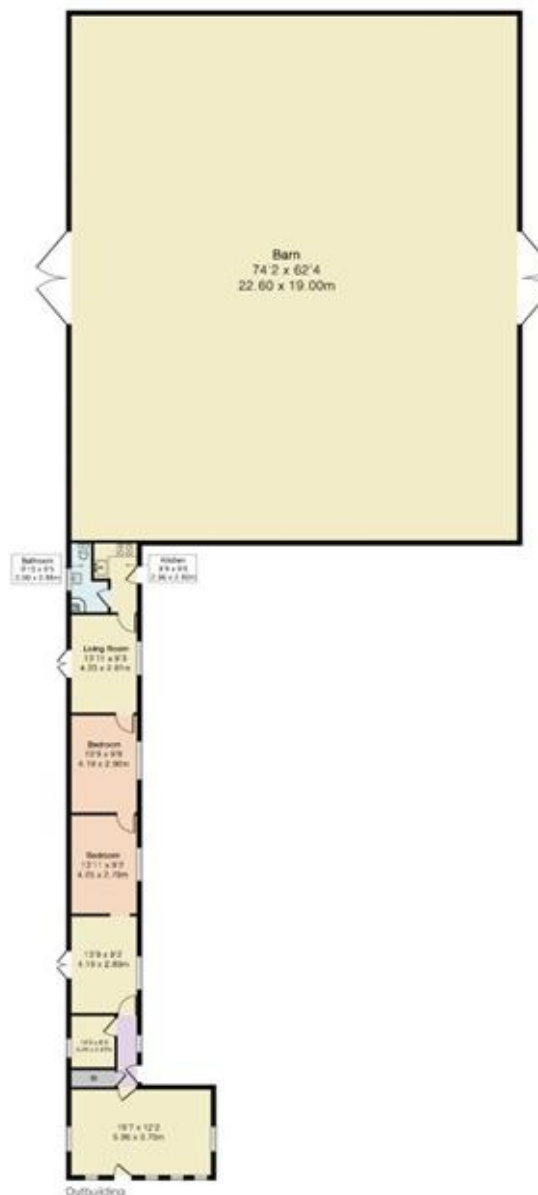
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Barns & Outbuildings

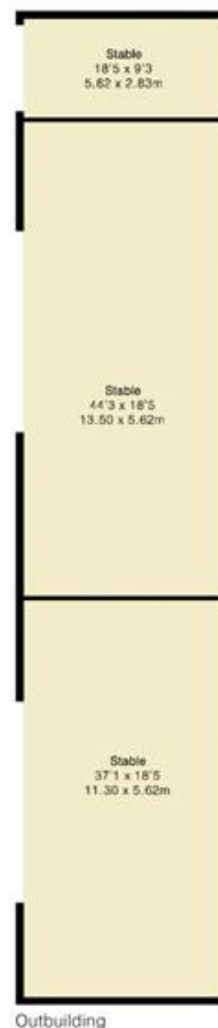
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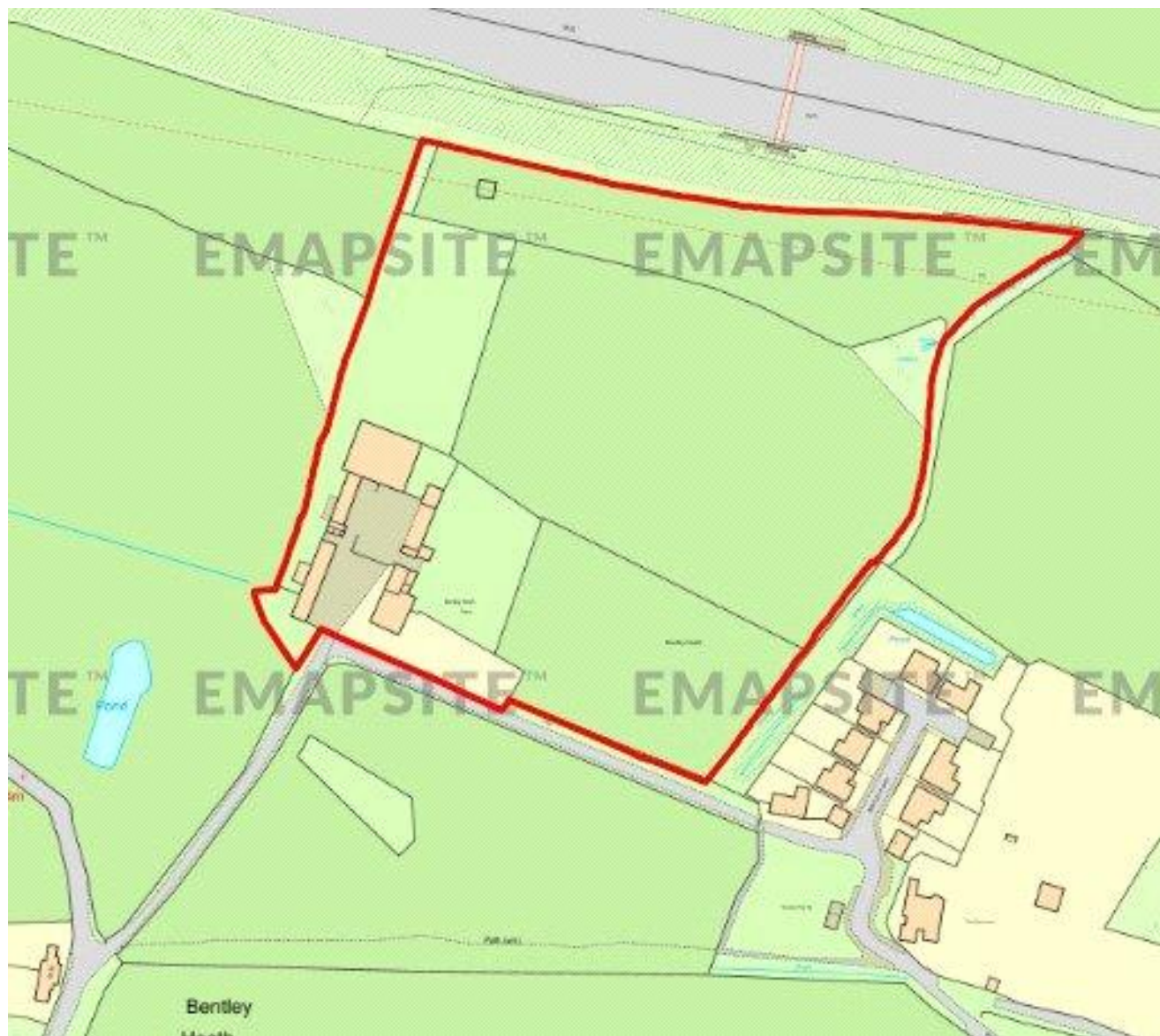
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Site Plan





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