



## *Windmill Cottage & The Barn, Arkley EN5 3LD*

\*\* DEVELOPMENT OPPORTUNITY TO RESTORE A GRADE II LISTED BARN  
TOGETHER WITH A DETACHED COTTAGE SET WITHIN 0.75 OF AN ACRE \*\*



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A truly rare opportunity to acquire a Grade II listed gated barn with planning permission to create a family home of 4,287sqft (398.5sqm) being set in exquisite grounds adjacent to a lake and is being sold with an adjacent 3 bedroom detached cottage which backs directly onto the Grade II listed windmill.

The adjacent cottage also benefits from the potential to extend, being set in its own grounds and comprises of 3 bedrooms, bathroom, 3 reception rooms, a separate kitchen and an adjacent garage with its own drive and sits in extensive gardens.

Having now obtained planning permission for a restoration to sensitively convert the barn into a contemporary, yet deeply respectful, family home of 4,287sqft (398.5sqm). The conversion would seek to balance the conservation of its historical fabric while creating a space that is functional, sustainable, and architecturally celebrated.

Historical Note: The Windmill Granary, a Grade II listed barn, stands as a significant historical marker within the pastoral landscape of Barnet, North London. Originally constructed in 1788 as part of the Arkley Mills estate, the barn was integral to local agricultural practices, supporting animal husbandry and grain storage. Over centuries, the barn underwent gradual adaptations, reflecting evolving industrial and residential needs, first serving as stabling for brickwork ponies in the 19th century, then transitioning into granary storage in the mid-20th century.

This opportunity enjoys a semi-rural location within close proximity to Arkley golf course yet is located on the fringes of Barnet and Mill Hill which provides a good range of shopping facilities including the Spires shopping centre and an excellent selection of restaurants. The area has renowned schooling both state and private including Haberdashers, Belmont/Mill Hill School, QE Boys and QE Girls. Arkley Golf club is also close. High Barnet tube station (Northern Line) is approximately 2 miles away and Mill Hill Broadway mainline station is approximately 3 miles away. The M25, A1 and M1 are also accessible. Central London is approximately 13 miles away and Brent Cross approximately 8 miles away.

**Planning Permission Ref: 24/4469/FUL**

**Listed Building Consent Ref: 24/4470/LBC**

**Local Authority: Barnet**

**Band: G**

**Tenure: Freehold**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





PROPOSED LOCATION PLAN



SITE BOUNDARY



FRONT SOUTH-EASTERN ELEVATION



REAR NORTH-WESTERN ELEVATION



SIDE WESTERN ELEVATION



SIDE EASTERN ELEVATION













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