

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
Tel: 01707 657181
Email: pottersbar@andrewward.co.uk

BROOKMANS PARK
35 Bradmore Green, Brookmans Park AL9 7QR
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

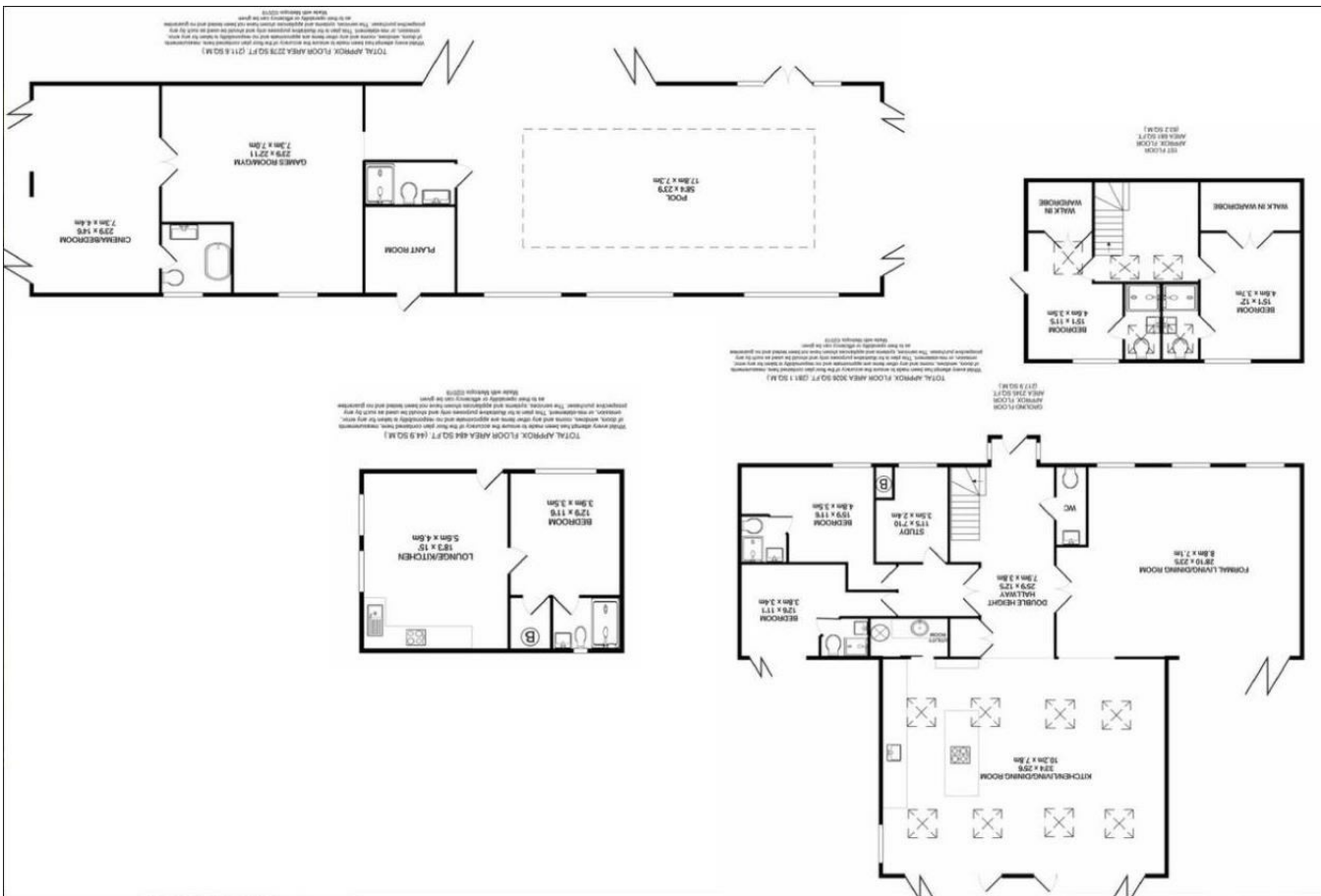
www.andrewward.co.uk

175 High Street, Barnet, Herts, EN5 5SU
020 8441 6000 | barnet@andrewward.co.uk

Contact us

Our Offices

BARNET
175 High Street, Barnet EN5 5SU
Tel: 020 8441 6000
Email: barnet@andrewward.co.uk



HYVER FARM COTTAGE BARNET GATE, BARNET EN5 3HZ

Guide Price £2,000,000 | Freehold



Property Overview

- HUGE DEVELOPMENT POTENTIAL BOASTING 1.36 ACRES
- POTENTIAL TO BUILD UPTO 10,000 SQ FT DREAM FAMILY HOME SUBJECT TO PLANNING PERMISSION
- PROJECT FOR A DEVELOPER LOOKING TO CAPITALIZE ON THE 4900 SQ FT FOOTPRINT
- POTENTIAL FOR HOME BUSINESS IN NEED OF BARN/WAREHOUSE, OFFICE ANNEX, THREE CAR GARAGE AND CAR PORT WITH LARGE CIRCULAR DRIVEWAY.

Introducing Hyver Farm Cottage set on 1.36 acres and accessed via a private gated road just off of Barnet Rd in Arkley. This is a six bedroom, seven bathroom family residence circa. 5788 Sq. Ft and has the potential to be remodeled and finished or completely rebuilt to maximize the potential of the footprint for its next phase of development. The main residence which is approximately 3026 Sq. Ft currently comprises of a large reception room, huge open plan kitchen/dining room ideal for entertaining guests with access to the garden, study, four double bedrooms, two of which feature walk in wardrobes and all have en-suites. To the front of the property is a self contained annex approximately 484 Sq. Ft ft which has an open planned kitchen/dining room plus a double bedroom with en suite. To the rear you will find a sports complex approximately 2278 Sq. Ft which features a swimming pool, shower room, multifunctional room which would be ideal as a gym plus a cinema room/large double bedroom and bathroom.



Property Features

- LIVING ROOM 28'10 x 23'5
- KITCHEN/DINING ROOM 33'3 x 25'6
- LEISURE COMPLEX INCLUDING POOL
- GROUNDS SET ON APPROXIMATELY 1.36 ACRES
- POTENTIAL TO BUILD UPTO 10,000 SQ FT DREAM FAMILY HOME (STPP)
- BEDROOM 1 15'1x 12'
- BEDROOM 2 15'1 x 11'5
- BEDROOM 3 15'9 x 11'6
- BEDROOM 4 12'6 x 11'1
- BEDROOM 5 11'5 x 7'10

Agents Notes

Major road access is excellent with the M25 and A1(M) motorways being just a short motoring distance away. The property is also well served with a number of highly regarded local schools for all ages.