

1a Windmill Hill
Enfield
Middlesex
EN2 6SE

Tel: 020 8363 3394
Email: info@barnfields.com
www.barnfields.com

Barnfields



Clarendon Cottage, 17 Gentleman's Row, Enfield, EN2 6PT

POA

Freehold

Nestling in the heart of Enfield Town's beautiful conservation area, overlooking the picturesque Chase Green and old loop of the New River, we offer this unique and renowned Grade II* listed residence of immense charm and character, originally dating back to the 1600s and with subsequent additions throughout the 17th, 18th and 19th centuries.

Clarendon Cottage now offers an abundance of space over many levels with stunning fireplaces and features, including an exposed ship's beam dating back to 1429, and must be viewed to be fully appreciated. It is most conveniently located within a short level walking distance of Enfield Town's multiple shopping centre, and both Enfield Chase and Enfield Town rail stations (Moorgate and Liverpool Street lines). Good schools are also close at hand.

Just some of its very many pleasing features include:-

- Beautiful Walled Garden
- Annexe
- Integral Garage
- Five Bedrooms to Main Property
- Four/Five Reception Rooms
- 30ft x 15ft Heated Swimming Pool
- Car Port & Parking for Several Cars
- Wonderful Self-Contained Annexe/Studio
- Two Bathrooms plus Cloakroom/Wc
- Once Lived in by Charles & Mary Lamb

2734.03 sq ft

MAIN FRONT DOOR

Leading to:-

VESTIBULE

Quarry tiled floor, exposed beams.

CLOAKROOM/WC

Bracket hand basin, wc, quarry tiled floor, beams.

SPACIOUS INNER HALL

Ceramic tiled floor, radiator and cover, exposed beams.



STUDY RECESS AREA

With built-in shelving for PC.

RECEPTION ONE - DINING ROOM

14'7" x 11'5" (4.45m x 3.48m)

Oak floor, large stone fireplace with wooden mantel, radiator, deep understairs storage cupboard.



RECEPTION TWO - DRAWING ROOM

14'6" x 14' (4.42m x 4.27m)

Beautiful cast iron fireplace, two recesses, panelled walls, column radiator.



RECEPTION THREE - SITTING ROOM/LIBRARY

14'10" x 12' (4.52m x 3.66m)

Fitted carpet, radiator and cover, handsome cast iron fireplace with marble mantel surround, bay with shutters, casement door to garden, cupboard housing wall mounted gas central heating boiler, storage cupboard.



KITCHEN

18'2" x 13' (5.54m x 3.96m)

Beautifully and comprehensively fitted in solid maple wood units comprising base cabinets with solid wood work surfaces, inset one and a half bowl stainless steel sink unit, matching wall cabinets and display units, matching dresser, original chimney recess housing Aga with tiled splashback, tiled floor, exposed beams, two ring gas hob, electric oven, plumbing for dishwasher, trap-door to cellar, radiator, door to garden.



UTILITY ROOM

11' x 8' (3.35m x 2.44m)

Quarry tiled floor, base units with integrated fridge, stainless steel sink unit, wall cabinets, plumbing for washing machine, exposed beams, radiator, door into garage.

GARAGE

17'3" x 7'7" (5.26m x 2.31m)

Currently used as a Store Room. Power and lighting, storage cupboards, double doors to front.

FIRST FLOOR

LANDING

Fitted carpet, panelled walls, window with shutters, radiator.



BEDROOM ONE (front)

14'8" x 10'6" (4.47m x 3.20m)

Fitted carpet, cast iron fireplace/basket, built-in wardrobe cupboard, part panelled walls, two radiators.



ENSUITE SHOWER ROOM

Shower cubicle, bracket hand basin with cupboard under, vinyl floor.

BEDROOM TWO (rear)

14'9" x 12'7" (4.50m x 3.84m)

Fitted carpet, panelled walls, two windows with shutters, fireplace, one double and one single fitted wardrobe, radiator.



BEDROOM THREE - Currently used as DRESSING ROOM

14'4" x 9'3" (4.37m x 2.82m)

Fitted carpet, cast iron fire basket, window and shutters, radiator. Door to Family Bathroom



FAMILY BATHROOM/WC

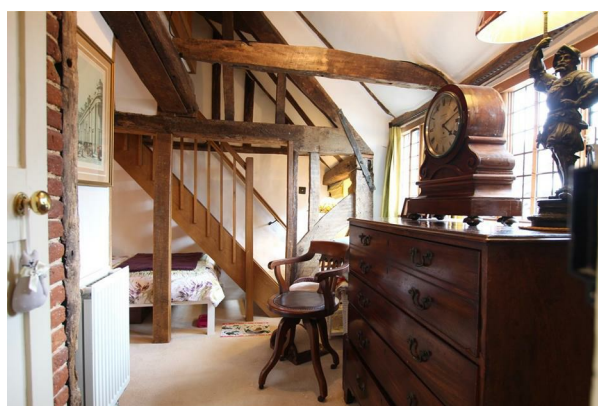
Dual aspect. Well appointed family bathroom comprising panelled bath with mixer taps, shower over with bi-fold shower screen, low flush wc, vanity inset sink unit with granite surface surround and splashback, cupboard above and below, vanity mirror, shaver point, ceramic tiled floor, sunken spotlights to ceiling, column radiator.



BEDROOM FOUR

13' x 12'2" (3.96m x 3.71m)

Fitted carpet, radiator, three door built-in wardrobe, exposed beams, staircase to galleried Mezzanine.



MEZZANINE

11' x 8'1" (3.35m x 2.46m)

Fitted carpet, radiator.

Staircase from landing to Attic Study/Fifth Bedroom

LOFT ROOM/FIFTH BEDROOM

19'7" x 11' (5.97m x 3.35m)

Presently used as Office/Study. Fitted carpet, fireplace, radiator, garden views.

19TH CENTURY ANNEXE/STUDIO

On two levels with vaulted ceiling.

GROUND FLOOR ROOM

18'6" x 11'8" (5.64m x 3.56m)

Oak floor, radiator, understairs storage cupboard, fireplace lined for wood burner, stable-style door to garden. Staircase to Mezzanine floor.



DOWNSTAIRS BATHROOM/SHOWER ROOM

Panelled bath, vanity basin, wc, separate shower cubicle, quarry tiled floor, radiator, door to garden.

MEZZANINE/ART STUDIO

17'3" x 11'3" (5.26m x 3.43m)

Radiator, fitted carpet, good ceiling height into vaulted ceiling, Velux (conservation) roof lights.



OUTSIDE



FRONT GARDEN/PARKING

Generous front garden with paved driveway, providing off street parking for several cars and car port, delightful box hedging and flower beds, pedestrian gate onto footpath with access to house.



WALLED REAR GARDEN

Approximately 70ft of beautifully tended and landscaped rear garden, York stone patio, flower and shrub borders, lawned area, greenhouse, attractive fishpond.



SWIMMING POOL

30' x 15' (9.14m x 4.57m)

Heated swimming pool with brick-built boiler shed housing pump and central heating boilers for both the annexe and swimming pool.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	29
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	24
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Photographs may depict items not for sale and not included. All properties are offered subject to contract and to being available.



Keith M Barnfield FRICS, DipHI
Malcolm D Barnfield MNAEA