



Willow Farm, Main Road, Anslow, DE13 9QD



Set within an outstanding 2.9 acre plot is this characterful four bedroom cottage, offered with no upward chain and presenting an ideal equestrian property in the heart of this sought after Staffordshire village. Offering excellent potential to refurbish the cottage as desired, Willow Farm showcases a wealth of character throughout, well proportioned interiors and solar panels with an ongoing feed in tariff, with the delightful garden plot including both manicured south facing cottage gardens and a walled kitchen garden, both of which enjoy idyllic views onto the paddock land and to countryside beyond. The land is arranged in

three fields plus a smaller turnout paddock connected by two yards, with an extensive range of outbuildings offering ample storage space and parking for larger vehicles. Four stables are set opposite the farmhouse, being accessed from the main gated driveway where there is also a car port. This outstanding property presents an ideal equestrian home in this desirable village, combining a pleasantly peaceful location with convenient access to amenities, commuter routes and equestrian centres.

Nestled within picturesque Staffordshire countryside, Willow Farm lies in the heart of

Anslow, where amenities including a pub, the Holy Trinity Church and the Anslow Primary School can all be reached within a few steps of the property. The village primary school feeds into the renowned John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. Anslow lies just 3 miles from the market town of Burton where there are a number of health and leisure facilities, such as shopping centres, supermarkets, restaurants, a library and more, as well as Branton Golf & Country Club. For further leisure pursuits, both the

FAs St Georges Park and Hoar Cross Hall are within a short drive and offer members only gyms and restaurants, and the property is well placed for both Cannock Chase and the Peak District National Park. For commuters, Willow Farm is ideally positioned for access to the A38, A50 and M6 Toll, direct rail services are available from Burton to Birmingham and Derby and Birmingham International and East Midlands can both be reached within 40 minutes. Nearby Equestrian Centres including Poplars Farm, Eland Lodge and Marchington Field, and both the Peak District National Park and Cannock Chase can be reached in around half an hour.



- Detached Cottage with No Upward Chain
- 2.9 Acres of Formal Gardens & Land
- Range of Outbuildings & Stables – ideal Equestrian Property
- Renovation/Extension/Conversion Potential (subject to relevant permissions)
- Solar Panels with FIT included in Sale
- Two Reception Rooms & South Facing Conservatory with Garden Views
- Kitchen, Utility & Cloakroom
- Four Bedrooms & Family Bathroom
- Formal Gardens, Kitchen Garden & Orchard
- Gated Entrance to Parking & Car Port
- Four Stables & Open Hay Barn
- Four Paddocks with Field Shelters
- Two Agricultural Barns
- Tranquil Setting with Rural Views
- 'Outstanding' School Catchment
- Poplars Farm Equestrian - ½ mile away
- Mains Gas Central Heating, Double Glazing, Mains Drainage & Solar-Fed Water Heating



From the driveway, a canopy porch leads to the front door, opening in turn into:

Entrance Hall 2.46 x 2.12m (approx. 8'0 x 6'11)
With tiled flooring, expose beams and a window to the side. Stairs rise to the first floor landing and doors open into the cloakroom and:

Dining Room 4.56 x 4.43m (approx. 14'11 x 14'6)
A wood burning stove is set to a character inglenook with quarry tiled hearth, and there is a window to the side and a wealth of exposed ceiling beams. Thumb latch door opening into:

Lounge 5.6 x 4.1m (approx. 18'5 x 13'5)
Another spacious reception room having a wealth of exposed beams, a window to the side and a wood burning stove set to brickwork fireplace. Doors open into the kitchen, utility and:

Conservatory 4.06 x 2.73m (approx. 13'3 x 8'11)
With tiled flooring and double doors opening out to the rear. Windows overlook the gardens and land beyond

Kitchen 4.45 x 3.04m (approx. 14'7 x 9'11)
Wall and base unit house an inset sink with side drainer and space for a space for a dishwasher, as well as integrated appliances including fridge, single oven and gas hob. The kitchen has tiled flooring, a window to the front aspect and a door also opening out to the front onto the driveway

Utility 3.34 x 2.24m (approx. 9'11 x 7'4)
Base units house space for a washing machine and an inset sink, there is a WC and the utility has tiled flooring and an obscured window to the rear

Cloakroom
Fitted with wash basin set to vanity unit and WC, with an obscured window to the side and tiled flooring



Stairs rise to the **First Floor Landing**, with thumb latch doors open into:

Master Bedroom 3.84 x 3.34m (approx. 12'7 x 10'11)
A window to the rear enjoys views over the garden and land beyond, and this bedroom is fitted with a range of bedroom furniture including wardrobes and drawers

Bedroom Two 4.14 x 3.45m (approx. 13'7 x 11'3)
With a window to the front and two double fitted wardrobe

Bedroom Three 3.42 x 3.1m (approx. 11'2 x 10'1)
Another double room having a window to the front overlooking the stables

Bedroom Four 4.11 x 2.14m (approx. 13'5 x 7'0)
A good size bedroom currently having a range of fitted wardrobes. A window to the side enjoy pleasant views over the formal gardens and walled kitchen garden.

Family Bathroom 4.45 x 2.18m (approx. 14'7 x 7'1)
Fitted with a white suite having pedestal wash basin, WC, bidet, double ended bathtub and separate shower, with a heated towel rail, tiled walls and a window to the side. Double doors open to the **Airing Cupboard**, housing the water tank, water cylinder and shelved storage



Outside

A five bar gate opens into the tarmac driveway, where there is **Ample Parking**. A pedestrian gate opens into the gardens, a further gate opens onto the paddock land, and there is access into the brick **Stables**, which totals four loose boxes having lighting. There is also power and water to the exterior of the property

The **Cottage Gardens** extend to the side and rear of Willow Farm, being laid to shaped lawns, ornamental garden ponds and a greenhouse, with borders stocked with a variety of shrubs, trees and foliage. A gate leads into the **Walled Kitchen Garden** which houses a fenced fruit and vegetable bed, a brick outbuilding used as a potting shed and a brick breeze house. a small orchard is home to a variety of apple trees, and a gate lead into the largest of the paddocks

A gate opens from the driveway into a large, leading on into the paddocks and to two open **Field Shelters**. There is also a **Car Port** with **Wood Store** to the side, with further gates opening in to the additional fields. Within the first field there is a large **Agricultural Barn**, a secure barn with double doors to the side, an open barn used as a field shelter and a further open hay barn. This field opens into a second paddock, which lies next to a small turnout paddock with a field shelter. The small coppice is filled with wild flowers.

A third field is accessed from a second yard, where there is an additional **Open Barn** providing additional storage or parking for larger/taller vehicles or a horse trailer

Feed Preparation Shed 5.4 x 2.97m (approx. 17'8 x 9'8)

Stable One 3.7 x 3.04m (approx. 12'2 x 9'11)

Stable Two 6.14 x 3.73m (approx. 20'1 x 12'2)

Stable Three 3.73 x 3.04m (approx. 12'2 x 9'11)

Stable Four 3.7 x 3.2m (approx. 12'1 x 10'5)

Covered Store & Pigsty 4.7 x 4.0m (approx. 15'5 x 13'1)

Two Open Field Shelters 3.23 x 2.93m (approx. 10'8 x 9'7)

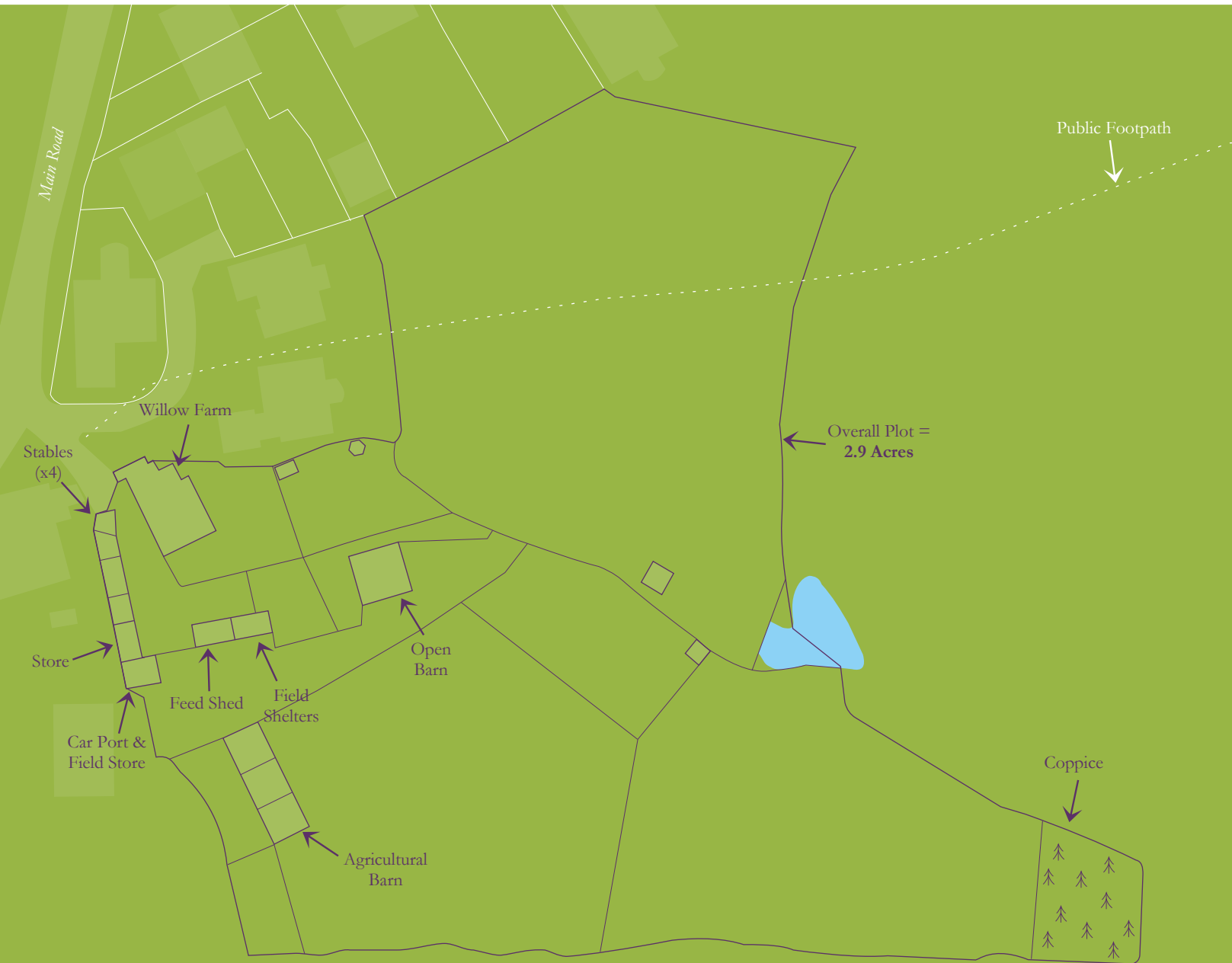
Car Port 6.2 x 3.76m (approx. 20'4 x 12'3)

Agricultural Machinery Shed, & Two Barns, each 5.9 x

5.6m (approx. 19'4 x 18'4)







Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.