

# Willow Farm

Main Road, Anslow, Burton-on-Trent, DE13 9QD

John  
German





# Willow Farm

Main Road, Anslow, Burton-on-Trent, DE13 9QD

£785,000

This charming cottage set in 2.9 acres offers a wonderful home to modernise in your own style, with gardens, paddocks & outhouses including a large stable block, animal shelters & agricultural buildings, set in the heart of the village with sought-after school catchment & the advantage of no chain.

John German 

Anslow is a sought-after Staffordshire village, popular for its school catchment and close to the National Forest and countryside. The property is set in the heart of the village where there is a lovely pub and primary school, with plenty of amenities at Burton-on-Trent, Uttoxeter and Lichfield, which are all in easy reach. Anslow is also home to Poplars Farm Equestrian Centre with a 3-mile cross country course as well as jumps and exercise paddocks. This is easily accessible from Willow Farm.

- Cottage with attached workshop (former Blacksmiths Forge)
- Two reception rooms plus conservatory
- Kitchen, utility & guest WC
- Four bedrooms & bathroom
- Approximate total of 2.9 acres
- Stables, animal shelters & agricultural buildings
- Sought-after school catchment

Offering an ideal equestrian home with a mix of gardens, paddocks, stables, animal shelters and outbuildings, ideal for those with horses. Gated access leads to a large expanse of drive with further gates to the paddocks and a large brick-built stable block comprising of four parts and a former pigsty.

The canopy porch opens into a good size hall with a guest WC and a door to the sitting/dining room with beams adding a character feel, fireplace and a window framing views to front. The lounge is generously sized, again with beams adding charm and character, and a brick fireplace with stove creating a cosy feel. French doors open into a light conservatory with garden views. The kitchen is fitted with a range of units and worksurfaces over, an integrated hob and oven, space for further appliances and the convenience of a door out to the drive. Completing the ground floor is a large utility room with fitted units, space for a washing machine and a WC.

On the first floor, the landing has doors leading off to four bedrooms making this ideal for family, together with a good size bathroom with both a bath and separate shower and a useful airing cupboard.

The first of the outbuildings is believed to be a former Blacksmiths Forge, ideal workshop space. Adjacent to the house is a brick-built four-part stable block perfect for those with horses. Alongside this are well placed animal shelters by the paddocks and a large agricultural building.

The land is divided into four lovely paddocks with interlinking gates also allowing access for horseboxes etc. There are also pretty established gardens with shaped lawns, a wildlife pond and greenhouse, together with a paved terrace ideal for garden furniture.

Available with no chain, this character cottage has plenty of potential to modernise in your own style, creating a forever home in the heart of the village, with the land and stables/outbuildings perfect for buyers searching for an equestrian home or small holding style living.

#### Notes:

The property benefits from solar panels and solar assisting water heating improving energy efficiency.

There is a public footpath across the largest paddock indicated by the dashed line.

There will be an Overage for Willow Farm for a period of 20 yrs of 25%. For further details please contact the office on 01283 512244.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

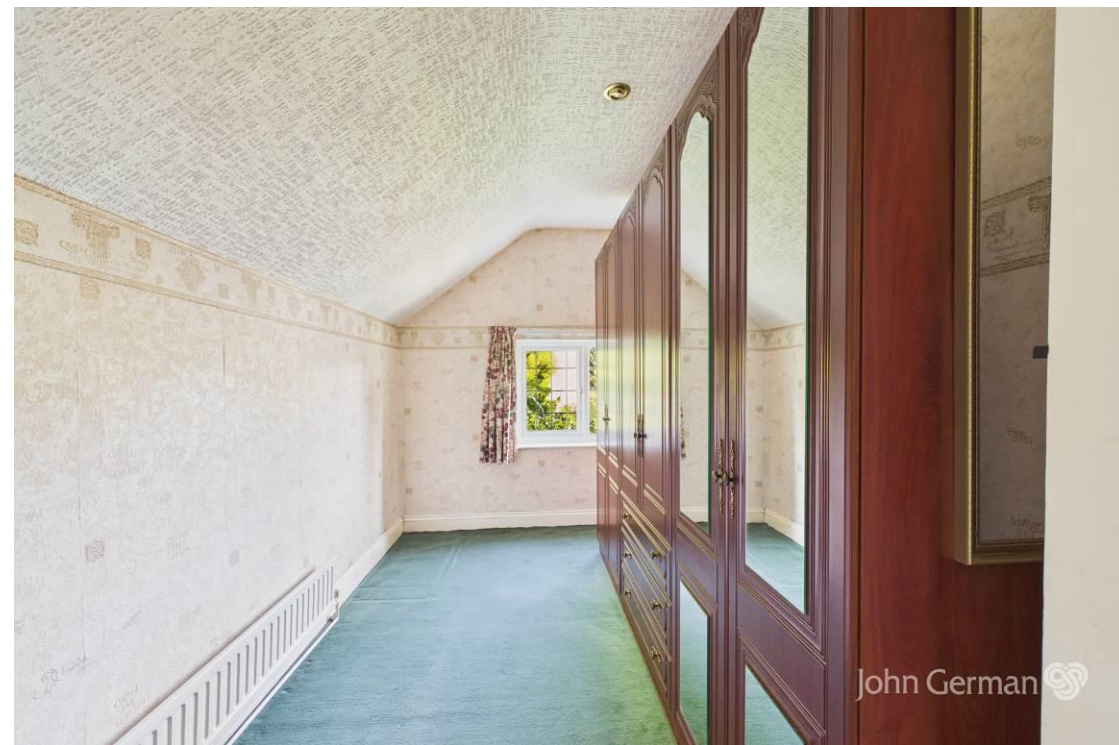
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





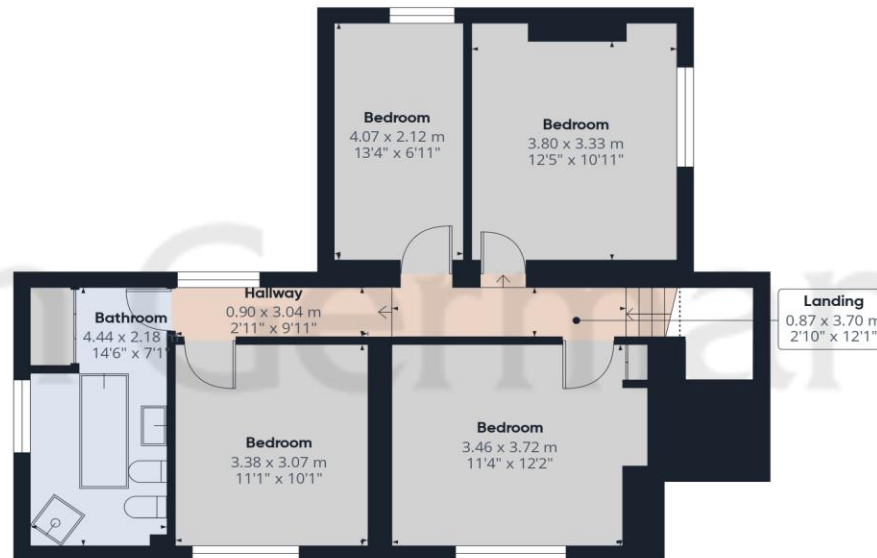








Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

156.5 m<sup>2</sup>

1683 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>

4 ft<sup>2</sup>

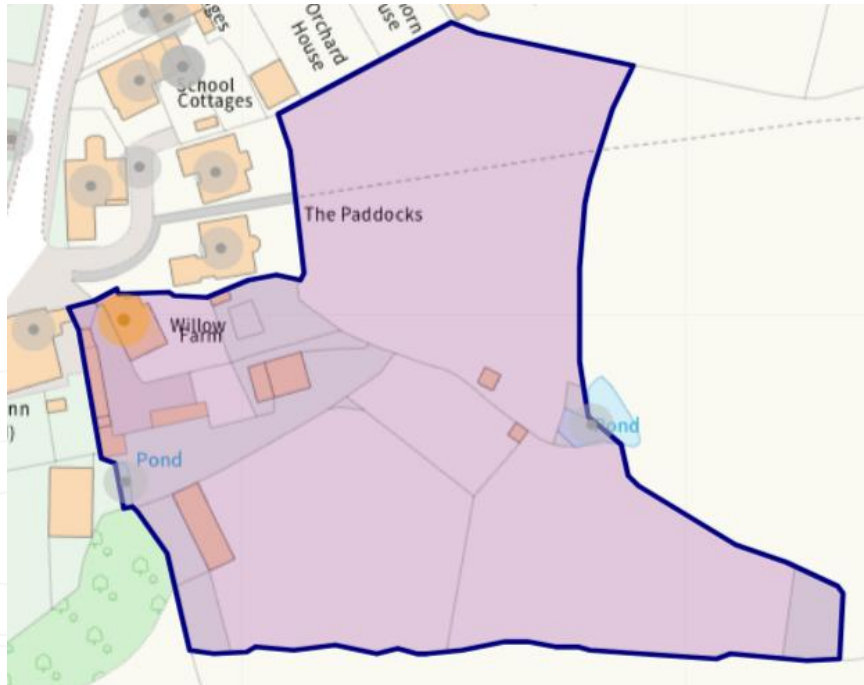
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



