Gate Farm

Hanbury Road Anslow Staffordshire



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Gate Farm

Hanbury Road Anslow DE13 9QT

Set within a superb 1.1 acre plot is Gate Farm, a characterful detached four bedroom farmhouse and an established holiday rental business set within picturesque Staffordshire countryside. Enjoying tranquil surroundings and pleasant views towards the village church, Gate Farm has been remodelled and extended to create extensive family accommodation, whilst still retaining original and reinstated features including exposed beams and wood burning fireplaces. The adjacent paddock hosts Peake's Retreats, a luxury Glamping site with three Mongolian Yurts all with hot tubs, a communal kitchen and communal grounds, which alongside the one bedroom annexe, offers an exciting and lucrative on-site business opportunity already established nationwide.

The farmhouse interiors are presented to a superb standard, having four reception rooms plus a study and conservatory, a bespoke handmade kitchen with pantry and WC, with four well proportioned bedrooms to the first floor serviced by a luxurious family bathroom and shower room. Alongside a self contained annexe currently providing a healthy return as a holiday let, the on-site Glamping business is included in the sale, comprising three Mongolian Yurts with hot tubs plus planning for a further three Yurts. The Glamping site also includes a shower block and communal kitchen area, with most furnishings included or available be negotiation. The property is serviced by double glazed windows and an eco-friendly Air Source Heat Pump.

- **Characterful Detached Four Bedroom Farmhouse**
- **One Bed Annexe & Established Glamping Business**
- **1.3 Acre Plot with Excellent Business Opportunities**
- **Glamping Site with Shower Block, Kitchen & Hot Tubs**
- **Planning for Additional Three Mongolian Yurts**
- **Excellent Location with Amenities in Walking Distance**
- **Four Reception Rooms & Conservatory**
- **Bespoke Breakfast Kitchen with Pantry**
- **Four Good Sized Bedrooms, Bathroom & Shower Room**
- **Parking, Timber Garage & Ample Exterior Storage**
- **Private Gardens to Front & Rear Aspects**
- **'Outstanding' School Catchment**





Nestled within picturesque Staffordshire countryside, Gate Farm lies just minutes away from the sought after village of Anslow, where amenities including a pub and the Holy Trinity Church, which lies around one mile from the Glamping site. There is also a tea rooms and children's farm just a few steps from the site. The Anslow Primary School in the village feeds into the renowned John Taylor High in Barton, both of which maintain an Ofsted 'Outstanding' rating, and independent schools in the area include Repton, Denstone and Lichfield Cathedral.

Anslow lies just 3 miles from the market town of Burton where there are a number of health and leisure facilities, such a shopping centres, supermarkets, restaurants, a library and more, as well as Branston 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. There are a number of equestrian centres nearby also, including Eland Lodge and Marchington Field. The renowned Uttoxeter Racecourse is also around 10 miles away.

For commuters, Gate Farm is ideally positioned for access to trunk roads routes including 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 Eland Lodge and Marchington Field, and both the Peak District National Park and Cannock Chase can be reached in around half an hour.

Village Centre & Amenities: **> 1 mile**

Burton Rail Station: **4 miles**
Lichfield Rail Station: **13 miles**

Birmingham City Centre: **30 miles**
Derby City Centre: **15 miles**
Uttoxeter Town Centre: **10 miles**

Peak District (Ashbourne): **18 miles**
Cannock Chase: **14 miles**

Birmingham Airport: **32 miles**
Manchester Airport: **65 miles**















Peake's Retreats - This fabulous and nationwide-established business comprises three luxury Mongolian Yurts each with hot tubs, a kitchen, shower block with three shower rooms and a washing up area. There is planning consent for a further three yurts already granted, as well as separate gated access into the field offering development potential (subject to relevant permissions). The majority of the equipment and furniture is included in the sale (to be clarified by solicitors).

Gate Farm - There is ample parking to the front aspect with potential to extend the parking further, and the driveway leads into a useful timber **Garage** with power and lighting and a garden store. There is access into the rear **Courtyard** which leads into the **Reception Hall** and to a summer house and storage room, as well as into the rear garden. The front garden is laid to lawns and an **Orchard** with apple pear and plum trees, and there is access to the rear garden where there is decking and a covered pergola providing outdoor seating. A Scandinavian style BBQ hut is as separate negotiation as well as a hot tub, and there is access out onto a paddock where the Glamping business is held.

Views to Front





Gate Farm Floor Area: 2917 ft² / 271 m²

Ground Floor

Reception Hall 5.07 x 2.12m (approx. 16'7 x 6'11)
Breakfast Kitchen 5.02 x 4.6m (approx. 16'5 x 15'0)
Pantry 1.98 x 1.96m (approx. 6'6 x 6'5)
Playroom 4.63 x 3.6m (approx. 15'2 x 11'9)
Inner Hall 6.07 x 2.08m (approx. 19'11 x 6'10)
Sitting Room 4.63 x 3.5m (approx. 15'2 x 11'6)
Study 4.56 x 2.22m (approx. 14'11 x 7'3)
Lounge 4.55 x 4.14m (approx. 14'11 x 13'7)
Dining Room 5.08 x 3.67m (approx. 16'8 x 12'0)
Conservatory 3.9 x 3.46m (approx. 12'9 x 11'4)

First Floor

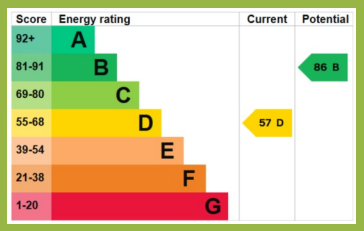
Master Bedroom 5.04 x 4.64m (approx. 16'6 x 15'2)
Bedroom Two 4.55 x 3.7m (approx. 14'11 x 12'2)
Bedroom Three 4.17 x 2.88m (approx. 13'8 x 9'5)
Bedroom Four 4.6 x 2.17m (approx. 15'7 x 7'1)
Bathroom 3.6 x 2.86m (approx. 11'10 x 9'4)
Shower Room 2.08 x 1.4m (approx. 6'9 x 4'6)

Annexe/Air BnB accommodation

Dining Kitchen 3.15 x 2.49m (approx. 10'4 x 8'2)
Bedroom Five 5.1 x 3.66m (approx. 16'8 x 12'0)
Bathroom 2.6 x 2.3m (approx. 8'6 x 7'6)

Outside

Garage 4.66 x 4.06m (approx. 15'3 x 13'3)
Garage Store 4.06 x 2.45m (approx. 13'3 x 8'0)
Summer House 2.4 x 2.3m (approx. 7'10 x 7'6)
Garden Store 2.3 x 1.8m (approx. 7'6 x 5'10)
Shower Rooms x3 2.8 x 2.4m (approx. 9'2 x 7'10)
Utility/Wash House 2.5 x 1.5m (approx. 8'2 x 4'11)










The Loft



Annexe











Gate Farm

From the rear courtyard, a door opens into the **Reception Hall**, which in turn opens into four well proportioned reception rooms, all of which feature beams and a traditional fireplace. To the playroom there is an open fire and a wealth of beams including stunning exposed wall beams retained from the original 1830s cottage. The **Sitting Room** has a wood burning stove set to an original inglenook, and the spacious **Lounge** and **Dining Room** feature a dual sided wood burner. From the **Dining Room** is a further **Conservatory** enjoying pleasant views over the rear gardens.

The **Farmhouse Kitchen** is fitted with solid oak handmade units having granite worksurfaces over, with both an electric range cooker and integrated electric ovens leads into a **Walk in Pantry**. A **WC** is also accessed from the **Reception Hall**.























From the first floor landing there are **Four Good Sized Bedrooms**, serviced by a **Family Bathroom** and **Shower Room**, with the master and second bedrooms being fitted with oak storage and wardrobes. The master bedroom also enjoys a most picturesque outlook over the ancient bell tower of Anslow's village church.

In addition, accessed from either the dining room or rear courtyard is a **Self Contained Annexe** having a **Dining Kitchen** to the ground floor alongside a **Bathroom** and **Double Bedroom** to the first floor, being ideal as an annexe for multigenerational living or to provide rental income.

Currently, the annexe (The Loft) is currently utilised as a holiday let, providing a return of approximately £20,000 PA at 50% capacity





what3words:

///jacuzzi.earphones.dinner

Ground Floor



First Floor



PH 30.07.2026



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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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.



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T 01283 575 000
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