Stay where the world can’t find you...™

A working sheep and cattle coastal farm set along scenic Banks Peninsula on the South Island, Annandale whisks you away from the everyday world. Discover this captivating place with its four private and secluded luxury villas including an ultra-modern escape for couples and a fully restored 19th-century homestead surrounded by magnificent gardens and orchards.

While we offer every luxury and comfort on the inside, it is what’s on the outside that really sets Annandale apart. The turquoise waters are perfect for kayaking and nature cruises potentially seeing the famed Hector’s dolphins. You can also refine your culinary skills in a private cooking class, enjoy a spa in your own villa, and simply hike or bike across the spectacular farm.

Our garden and farm-to-table cuisine will be another hallmark of your Annandale stay. Savouring fresh and delicious local ingredients, you have options of a Private Chef taking care of everything or bespoke meals delivered directly to your villa for enjoyment at your leisure.

From sunrise to sunset, your private retreat at Annandale is authentic and unforgettable.

Annandale “is a slice of heaven that has been created with passion and quality”
Annandale Location

Annandale is located on the north side of Banks Peninsula, overlooking the sparkling waters of the Pacific Ocean and Pigeon Bay - the second largest bay on Banks Peninsula.

Address: 130 Wharf Road, Pigeon Bay 7583, New Zealand
Mailing Address: PO Box 88019, Pigeon Bay RD3, Akaroa 7550, NZ.

Travel Times to Annandale

- Driving from Christchurch Airport: 1 hour, 15 minutes
- Helicoptering from Christchurch Airport: 12-15 minutes
- Driving from Akaroa: 30 minutes

Annandale 4WD Transfers

- Annandale Homestead to Shepherd's Cottage: 35 minutes
- Annandale Homestead to Seascape: 45 minutes
- Annandale Homestead to Scrubby Bay: 45 minutes
the Homestead

Max Occupancy: 12 pax in 5 bedrooms (4 master suites, 1 bedroom with 1 bunk beds and 2 double beds)

Enjoy the casual elegance of a bygone era. Built in the 1880s, the Annandale homestead has been lovingly restored to create a luxurious five-bedroom home in a private and tranquil setting. Comfortable rooms, shaded verandahs, vast gardens and exclusive use of our outdoor leisure facilities make the house a great place to make your own for relaxation and exploration.

Key Features - Approximately 557 sq meters. Heated swimming pool and spa pool, flood-lit tennis court, exercise gym, extensive gardens, expansive deck with bbq, wireless internet access, digital television, fully equipped gourmet kitchen, laundry facilities, five ensuite bathrooms, and access to a private helipad.
Shepherd’s Cottage

Max Occupancy: 2 pax in 1 bedroom

Indulge in a simpler way of life. Set high on the hill, with an uninterrupted view of the sparkling waters of the Pacific Ocean and the snowy peaks of the Kaikoura Ranges in the far distance, this charming and secluded rural retreat - previously only enjoyed by generations of Annandale shepherds - makes a perfect romantic getaway. Relax in the outside bathtub at the end of the day and snuggle up on the sheepskins in front of the open fire, before heading upstairs to the warm bedroom under the eaves. The isolation and historic ambiance of this unique location will inspire you.

Key Features - Approximately 92 sq meters. Outdoor bathtub with extensive ocean and farm views, outdoor bbq, wireless hotspot, fully equipped kitchen, and access to a private helipad.
Scrubby Bay

Max Occupancy: 14 pax in 4 bedrooms (3 master suites, 1 bedroom with 8 bunk beds)

Warmly embraced on both sides by the surrounding hills, Scrubby Bay is a magical and completely private setting for gatherings of up to 14 guests. In life, it’s people that count, and this is the perfect location for a once-in-a-lifetime celebration of family and friendship. In this amazing and isolated location, it would be easy to imagine yourself one of the early pioneers but for the modern comforts to be found in the luxurious cedar-clad beach house. Whether you are marking a special occasion or just taking a break from the hectic pace of life, you will leave Scrubby Bay with a fresh perspective and a warmer heart.

Key Features - Approximately 448 sq meters. Heated swimming pool and spa pool, expansive deck areas, wireless internet access, digital television, fully equipped gourmet kitchen, laundry facilities, four ensuite bathrooms, and access to a private helipad.
Seascape

Max Occupancy: 2 pax in 1 bedroom

Seascape is the sparkling jewel in Annandale’s crown: a picturesque private bay, above which an ultra-modern, award-winning retreat provides a truly romantic experience. This awe-inspiring setting offers couples the chance to make memories around the clock. As you approach the bay, with its dark pebbles and azure waters, From within, it appears you are floating on the open sea, in thrall to its ever-changing moods, yet safely embraced by luxury and modern comforts. Outside, dolphins and seals often frolic in the glittering water, with only you and the tussock grass to witness them.

Key Features - Approximately 176 sq meters. Outdoor lounge with a fireplace and spa pool, private bay ocean views, wireless internet access, digital television, fully equipped kitchen, indoor heated floors and fireplace for all season comfort, and access to a private helipad.
About the Owner

The man behind this unique destination is Mark Palmer, who was born and raised on a New Zealand sheep farm, and has always dreamed of sharing a property like Annandale, which captures what is real and unique about New Zealand.

His vision has resulted in a striking harmony between land and architecture, where rugged beauty and ultimate luxury rub shoulders, evoking a strong sense of belonging, and providing guests with an authentic setting in which they tailor their own experience and make their own enduring memories.
Annandale Awards:

2016
* World’s Leading Experiential Luxury Property (World Travel Awards)
* Australasia’s Leading Experiential Luxury Property (World Travel Awards)
* Sir Miles Warren Award for Commercial Architecture (New Zealand Architecture Awards)
* Landscapes of Distinction: Annandale Homestead Gardens (Landscaping New Zealand)

2015
* World’s Leading Experiential Luxury Property (World Travel Awards)
* Australasia’s Leading Experiential Luxury Property (World Travel Awards)
* World Building of the Year Finalist: Scrubby Bay (World Architecture Festival)
* World Building of the Year Finalist: the Homestead Pool Pavilion (World Architecture Festival)

2014
* Best House: Seascape (Urbis Awards)
* New Zealand Home of the Year Finalist: Scrubby Bay (HOME)
* New Zealand Home of the Year Finalist: Seascape (HOME)

2013
* Canterbury Architecture Award for Sustainable Architecture: The Homestead (New Zealand Architecture Awards)
* Canterbury Architecture Award for Heritage Restoration: The Homestead (New Zealand Architecture Awards)
* Canterbury Architecture Award for Sustainable Architecture: Shepherd’s Cottage (New Zealand Architecture Awards)
* Canterbury Architecture Award for Heritage Restoration: Shepherd’s Cottage (New Zealand Architecture Awards)
Annandale Associations:

For more information, please contact us:

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