



**HILL FARM,**

Twinstead, Sudbury, Suffolk

DAVID  
BURR



Hill Farm, Twinstead,  
Sudbury, Suffolk, CO10 7PD

Hill Farm is a substantial detached family home dating from the Georgian era which has been cleverly and sympathetically extended to provide a home of elegant and generous proportions.

There is attractive period detailing in the original house which seamlessly blends with the later additions which offer versatile living space which is ideally suited to modern day life. There is a striking and impressive semi open plan kitchen/living area which is finished in a contemporary style which has an attractive split level feature. More formal living space is offered in the original building with four further reception rooms providing a large degree of flexibility.

The first floor accommodation is equally stylish and appealing and comprises an impressive master suite with a balcony enabling the occupants to appreciate the views. There is a guest suite and three further bedrooms served by a stylish family bath/shower room.

The accommodation comprises:

Entrance hall	5 Bedrooms
Drawing room	Master suite with D/R
Sitting room	Guest suite
Dining room	Family bathroom
Snug	Granary/studio & cart lodge
Kitchen/Breakfast/Family room	Detached storage barn
Utility	Large attractive grounds
Cloakroom	Countryside views
Cellar	In all about 4.5 acres (sts)

### Access

Sudbury 5 Miles	Bures - 60 mins Liverpool St
Halstead 5 Miles	Stansted approx 30 mins
Colchester 12 miles	M25 J27 approx 50 mins

### Location

Twinstead is a popular village surrounded by countryside with fast access to Halstead and Sudbury both of which offer many services and amenities including a branch line from the latter. Bures is just 3 miles and also has a branch line. Braintree and Colchester have mainline services taking just 60 minutes to Liverpool Street.

### Agents Notes

The house has a wood pellet biomass boiler to supplement the oil fired heating system.

A detached traditional timber framed barn offers scope for a variety of uses and would make excellent annexe accommodation or would provide useful office space, (subject to planning).

Additional land may be available by separate negotiation.

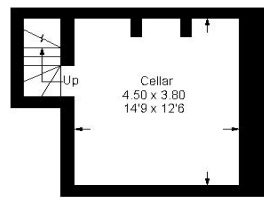
### Outside

The grounds measure approximately 4.5 acres (sts) and comprise formal gardens with box hedging and a large South facing terrace which benefits from delightful views across the valley. Immediately beyond here are large lawned areas interspersed with established mature trees. The remainder comprises extensive areas of grass/pasture which then lead to a delightful stream fed lake which is surrounded by mature woodland. To the front of the property is a large unconverted barn which offers scope for a variety of purposes (sts). Further outbuildings include a cart lodge and charming granary with first floor studio/office.

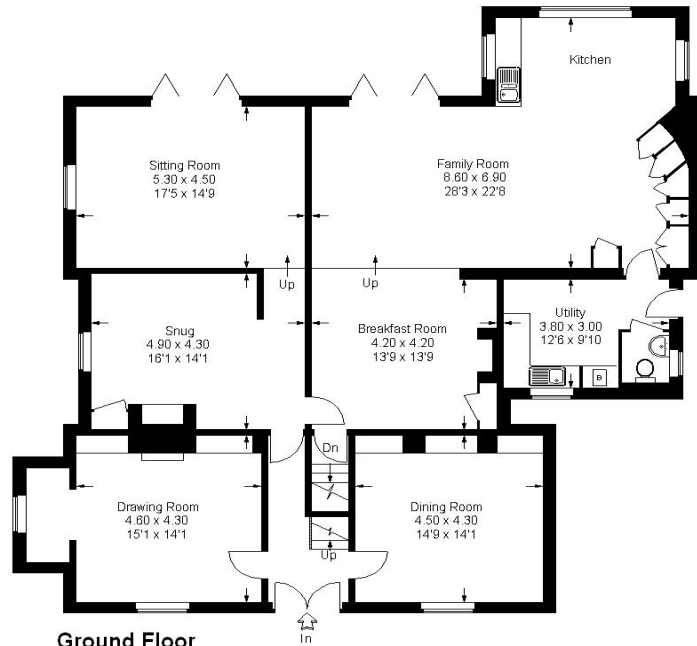


# Hill Farm

Approximate Gross Internal Area :-  
 345 sq m / 3713 sq ft  
 Cellar :- 20 sq m / 215 sq ft  
 Outbuilding :- 97 sq m / 1044 sq ft  
 Total :- 462 sq m / 4972 sq ft



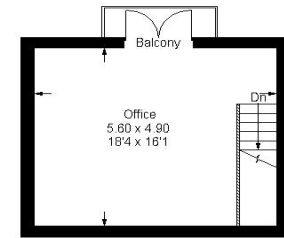
Cellar



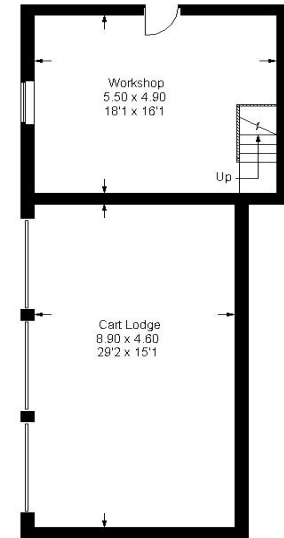
Ground Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor  
 (Not Shown In Actual Location / Orientation)

Illustration For Identification Purposes Only. Not To Scale  
 Job Ref. 98980

## Additional information

Services: Main water and electricity. Septic tank drainage.

Oil fired heating to radiators. Wood pellet biomass boiler.

None of the services have been tested by the agent. EPC: C

Local authority: Braintree District Council (01376) 552525

Viewing strictly by appointment with David Burr.

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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