



NP NICHOLAS
PERCIVAL

For Sale. Ansells Barn

Lorkins Lane, Twinstead, Sudbury, Suffolk CO10 7PD

Incorporating **BS** BIRCHALL
STEEL



A striking barn conversion with style, space, and countryside living

Ansells Barn is a stunning example of a sympathetic conversion, tucked away in the peaceful countryside, a home where rustic charm meets modern design. Set behind a gated gravel driveway, this spacious home offers flexible living with four double bedrooms, three ensuites, and a well-designed open-plan kitchen / dining / living space with vaulted ceiling. The property also comes with a large, enclosed garden, four brick-built storage units, and the option to purchase a further 13 acres (stls) of woodland and pasture.

Ansells Barn is a rare find—combining spectacular open-plan living with the warmth of character, practical family spaces, and the freedom of countryside living

No Onward Chain | Unlisted Barn Conversion | Tenure Freehold | Oil Central Heating
EPC Awaited | Zoned Underfloor Heating To Ground Floor | Mains Water and Electricity Connected
Private Drainage System | Council Tax Band F | Intruder Alarm



The Heart of the Home

The centrepiece is the vast open-plan kitchen/dining/sitting room, crowned by an impressive, vaulted ceiling with exposed timbers. The sleek kitchen, with its granite island and top-end appliances, is perfect for everything from lazy breakfasts to lively dinner parties, with bi-fold doors spilling out to the sun terrace beyond. At its heart, a granite-topped island houses a NEFF hob and extractor, with plentiful storage. Twin Integrated NEFF ovens, microwave, plate warmer drawer, and BOSCH full-height fridge and freezer complete the high-specification kitchen. There's ample room for a large dining table, and the sitting area centres on a cylindrical woodburner— perfect for cosy evenings.

Flexible Accommodation

Behind its characterful timber frame lies a dramatic open-plan living space with soaring vaulted ceilings, exposed beams and a cosy woodburning stove at its heart — a room made for gathering family and friends.

With four double bedrooms and three stylish ensuites, there's plenty of space for family or guests and practical touches abound. There is a utility room with additional appliances (including a two ring LPG bottle fed gas hob), and a clever boot room with WC, storage, and even a 'dog shower'—ideal after muddy countryside walks.

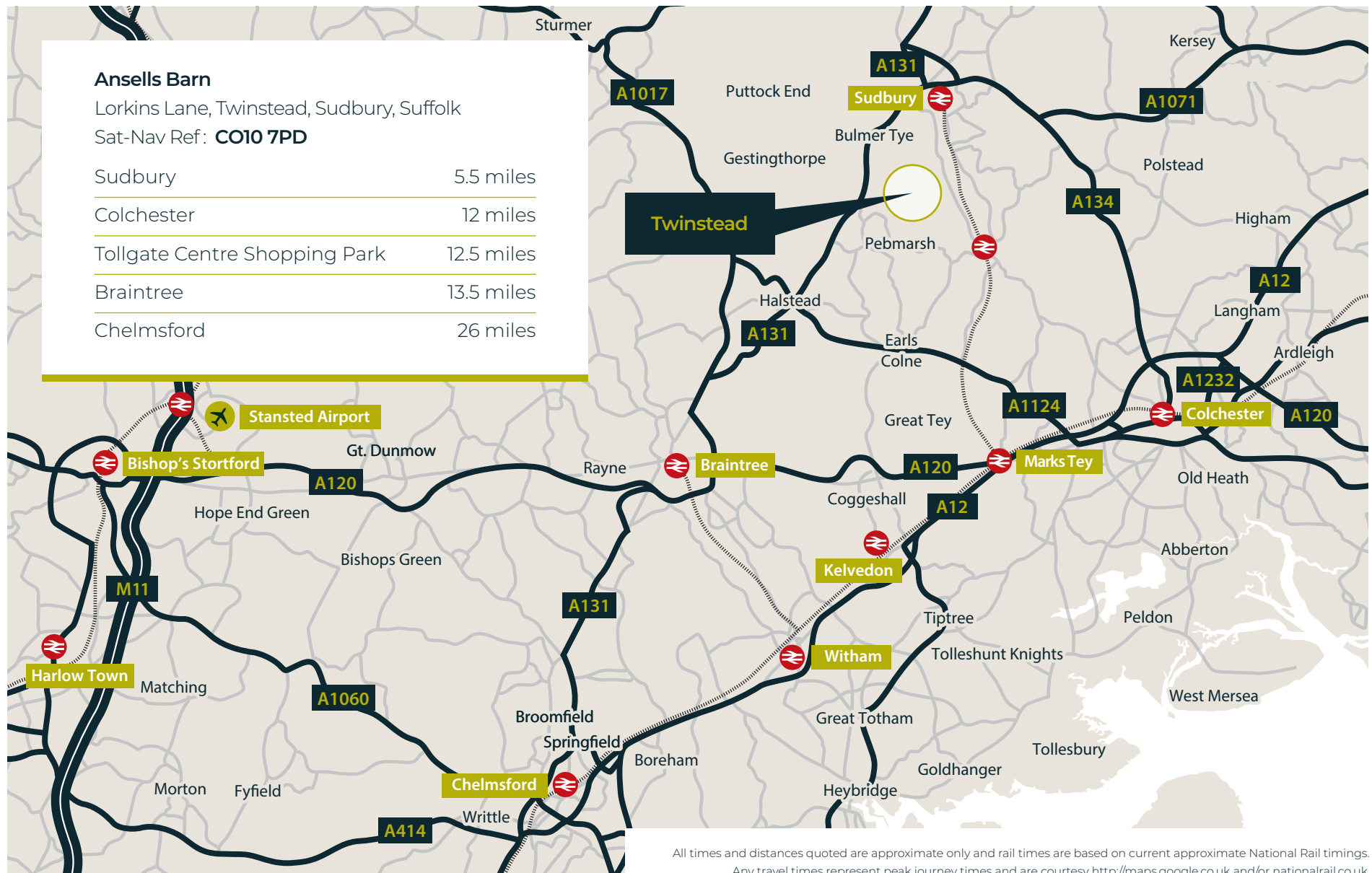
On the ground floor, the principal bedroom is a luxurious retreat, complete with built-in wardrobes, bi-fold doors to a sun terrace, and ensuite with bath, rainfall shower, twin vanity storage, and heated towel rail. A second ground-floor double also benefits from fitted storage and an ensuite shower room. Upstairs, two further bedrooms are accessed via separate staircases. One offers a galleried view over the living space below and has its own ensuite, while the other makes an excellent guest room or home office.

Ansells Barn

Lorkins Lane, Twinstead, Sudbury, Suffolk

Sat-Nav Ref: **CO10 7PD**

Sudbury	5.5 miles
Colchester	12 miles
Tollgate Centre Shopping Park	12.5 miles
Braintree	13.5 miles
Chelmsford	26 miles

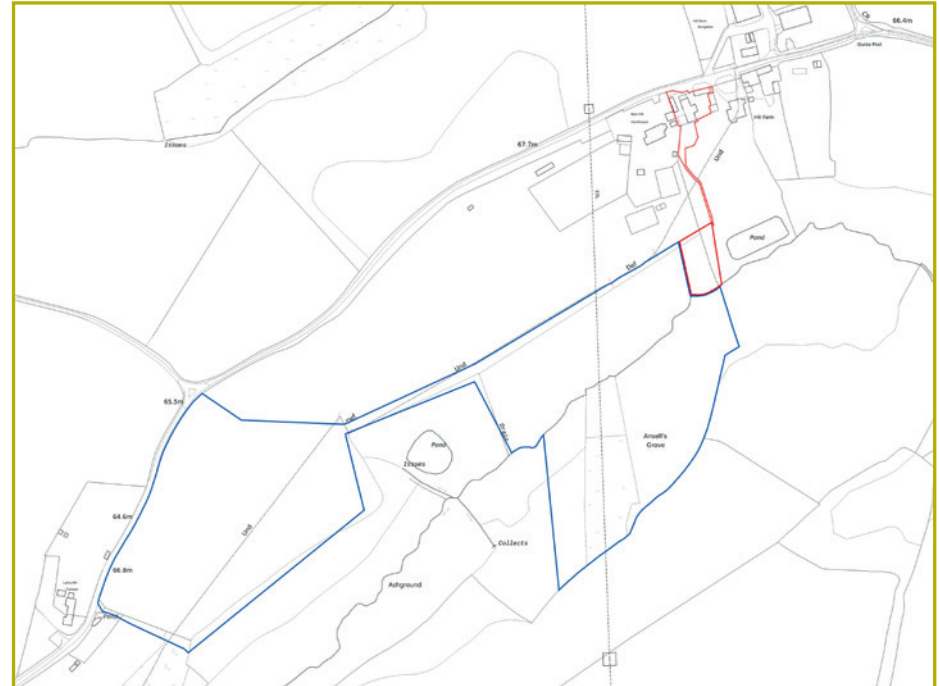


All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Location – Twinstead & Surrounds

Twinstead is a charming rural village that offers the best of countryside living, with rolling farmland, peaceful surroundings, and a strong sense of community. It's the ideal setting for those who value space, tranquillity, and outdoor pursuits such as walking, cycling, or horse riding, while still being within easy reach of Sudbury and Colchester for shops, schools, and amenities. Excellent transport links make it well connected, with nearby stations at Bures and Sudbury, and mainline services from Marks Tey to London Liverpool Street in under an hour—perfect for commuters seeking a balance between village life and city access. Characterised by historic buildings, unspoilt landscapes, and a welcoming village feel, Twinstead combines heritage and natural beauty with the convenience of nearby towns—making it a wonderful place to call home.



Outdoor Living

A gated gravel driveway offers ample parking and also provides access to four useful brick built storage units. A flagstone sun terrace wraps around the side of the barn, capturing the sun and offering the perfect setting for summer entertaining. The main garden is laid to lawn, while a further 13 acres (stls) of woodland and pasture are available by separate negotiation, with both direct rear access and a separate roadside entrance.

Lot 1 Property – Red Line Map

Lot 2 Additional Plot – of Available Land by Separate Negotiation approximately 13 acres subject to survey – Blue Line Map







Agents Notes

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position

Other charges such as solicitors fees and removal costs will also need to be considered.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

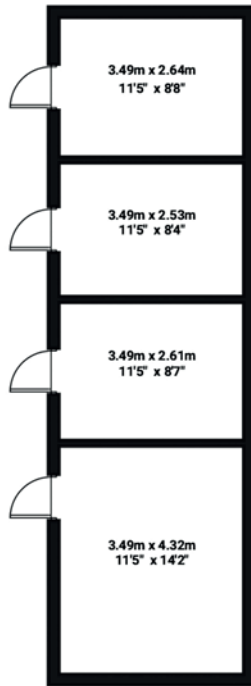
These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



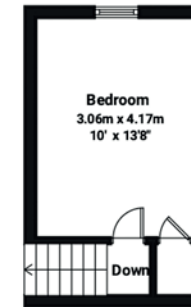
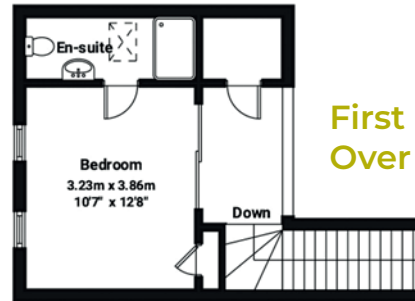




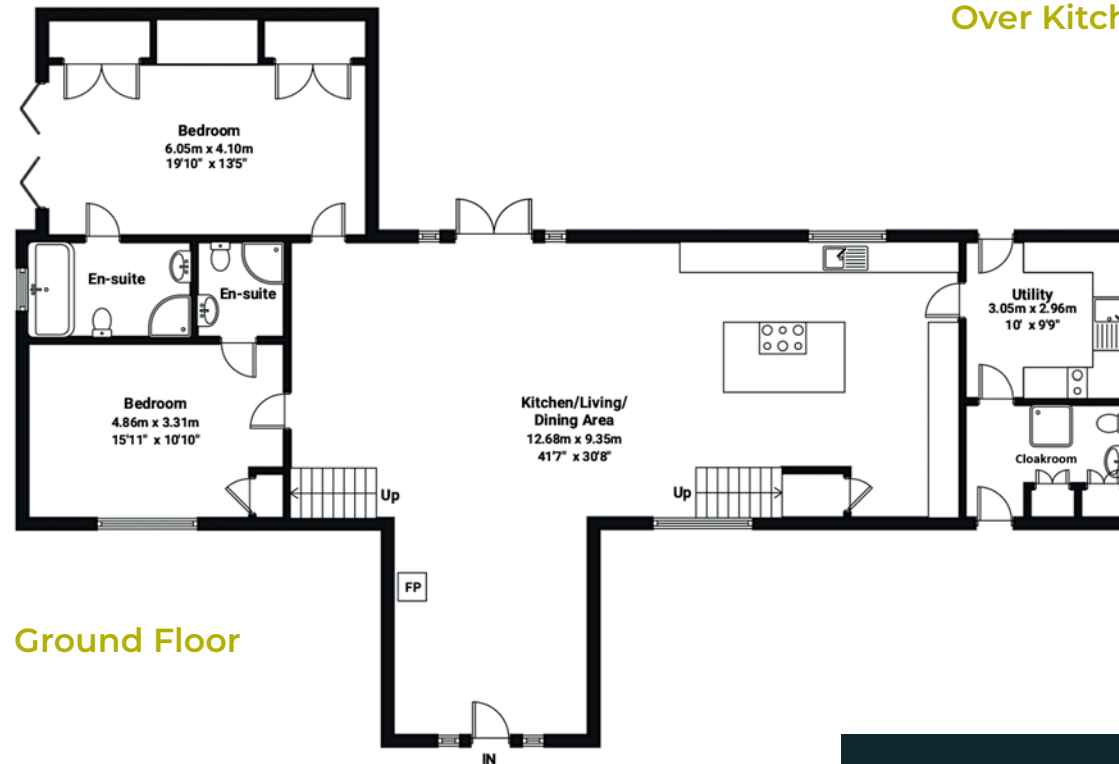
Outbuildings



First Floor Over Bedrooms



First Floor Over Kitchen



Ground Floor



Ansells Barn, Lorkins Lane, Twinstead

Total Approximate Floor Area: 2489.7 SqFt (231.3 SqMt)

House: 2035.1 SqFt (189.07 SqMt) | Outbuildings: 454.6 SqFt (42.23 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.

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Viewing is strictly by appointment with the Sole Selling Agents.

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