



Barnhall Road, Tolleshunt Knights, Maldon, CM9 8HF

Council Tax Band (Colchester City Council)



Guide Price £1,500,000 Freehold

This newly constructed five bedroom barn conversion occupies grounds of approximately 2 acres of grounds with far reaching countryside views. The overall square footage for the property is an impressive 5350 sq ft and in addition there is planning approved for a one bedroom self-contained annexe. Briars Barn is an exceptional home which has been expertly renovated to a high and exacting standard with meticulous attention to detail throughout. The developer has also included energy efficient features to help reduce the annual running costs of this family home, these include an air sourced heating system which is distributed throughout the home via underfloor heating, in addition there are 10 solar pv panels with 9.5kwh battery storage.

## ACCOMMODATION

Entering the property via a solid oak entrance door you are greeted by an impressive vaulted hall with exposed studwork and views over open countryside are offered via the bi-fold doors. The main reception area features a vaulted beamed ceiling with engineered oak flooring and is separated by open studwork. The living room features a contemporary wood burner whilst the dining room features full height windows to maximise the views of the countryside to the rear. Moving through to the south wing of the property you enter a very impressive open plan family/kitchen/breakfast space. The family room area features a roof lantern which floods this space with natural light and two sets of bi fold doors occupy the corner of the room and open onto the rear patio area and garden beyond. The kitchen/breakfast room features a vaulted ceiling and was designed and fitted by Davonport, specialists in luxury handmade bespoke kitchens. Leaving this stunning room you enter a spacious and practical utility/boot room which once again has been carefully planned and provides direct access to the rear of the property. Features of this room include a pet washing station, stacked laundry appliances, bench seating with cloaks hanging space and shelving and a ground floor wc.

From here access is gained to the principal suite which features dual aspect windows and doors with vaulted ceiling, a fully fitted walk in wardrobe and luxury en-suite bathroom. The four remaining double bedrooms all feature vaulted ceilings with en-suite shower rooms are located in the opposite wing of the barn and accessed from the living room via an L-shaped inner hallway which features skylight windows.

## OUTBUILDING

Attached to the barn is a separate room of around 640 sq ft which is accessed directly from the outside and provides an excellent space to be utilised as a games room/leisure space or very useful office or therapy/treatment room.

## OUTSIDE

The barn is accessed via electronically controlled gates that open onto an expansive gravel driveway offering extensive parking facilities to the side of the barn. A post and rail fence with five bar gate provides access to the rear of the barn and additional parking and an impressive five bay cart lodge with large store room which could be utilised as a home gym. This building also features an integral nesting box for the resident barn owl.

The total plot extends to approximately 2 acres with the principal garden area around the barn being lawned with an extensive sun terrace being sited on the south western side of the barn. The remainder of the plot will be cultivated in the spring when conditions allow.

## LOCATION

For commuters there are a choice of stations within approximate distances: Kelvedon 6.5 miles, Witham and Marks Tey 9.5 miles and Colchester 11 miles.

The property lies to the south west of the city of Colchester within an area of open countryside on the edge of the villages of Tolleshunt Knights, Salcott and Virley and is within 3 miles of the larger village of Tiptree. Leisure is catered for with the nearby Potters Resorts Five Lakes Golf Club, sailing enthusiasts are catered for by the nearby Blackwater Estuary and other points of interest include Abberton Reservoir and Mersea island.

- Brand new eco friendly barn conversion
- Five bedrooms and five bathrooms
- Overall grounds of approximately 2 acres
- Starlink highspeed internet
- Air conditioning and Air sourced heatpump with underfloor heating
- Barn 3610 sq ft & Outbuildings 1740 sq ft
- Five bay cart lodge with large store room
- Security alarm system with wiring for CCTV
- 6 year build warranty
- 10 solar panels with 9.5kwh battery storage























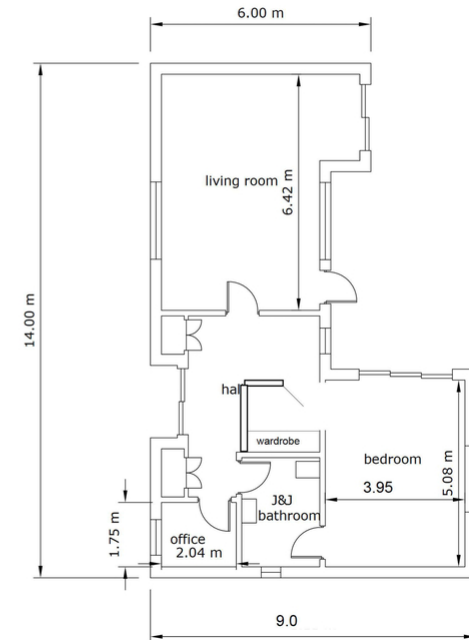


East Elevation (Front)

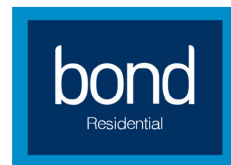
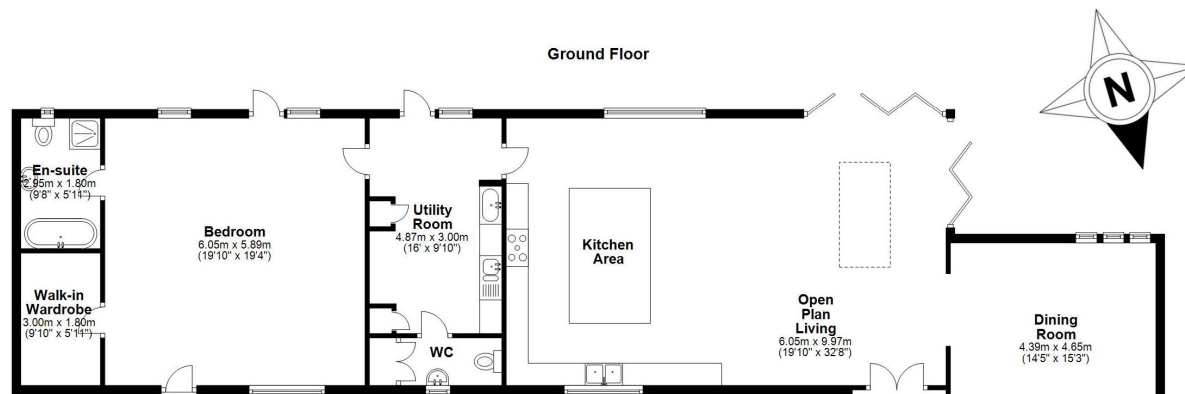


West Elevation (Rear)

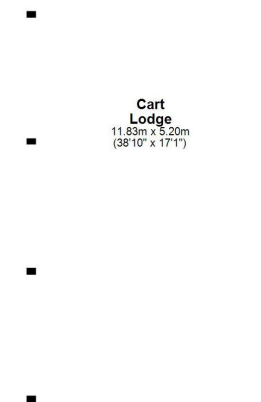
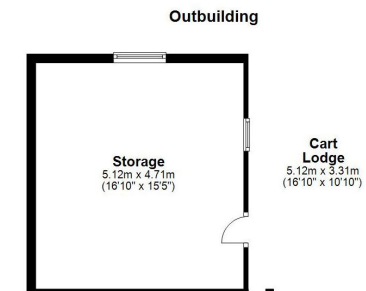
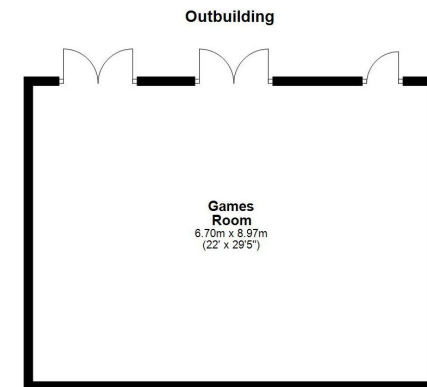
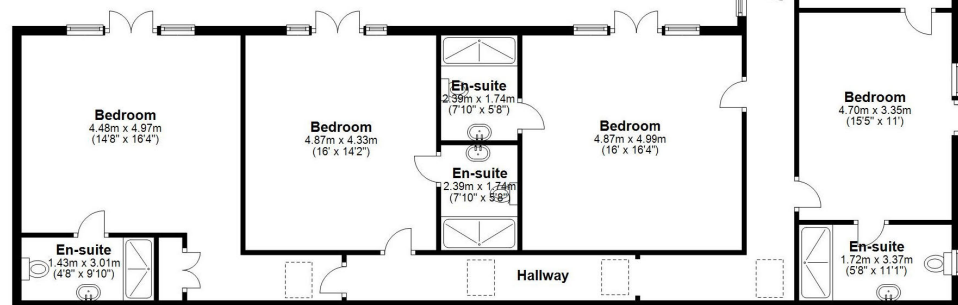
Planning approved for self-contained annexe







**APPROX INTERNAL FLOOR AREA 335 SQ M (3610 SQ FT)**  
**OUTBUILDINGS 162 SQ M (1740 SQ FT)**  
 Measured in accordance with RICS guidelines.  
 This floor plan is for illustrative purposes only and is not to scale.  
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