



- A Substantial Detached Family Home, Nestled In The Village Of Birch
- Four Well Portioned Bedrooms
- Ample Parking & Large Rear Garden
- Large Summer House & Swimming Pool
- Kitchen & Utility Room
- Two Independent Guest Areas
- 16th Century Cottage, Offering A Blend Of Charm And Multi Functional Living
- Versatile Accommodation Split Over Two levels With Separate Accommodation

## Lynch Cottage, Mill Lane, Birch, Colchester, Essex. CO2 0NH.

Lynch Cottage is a beautifully presented detached property, nestled within approximately one acre of well-maintained grounds, situated in a tranquil setting, the home boasts beautiful panoramic views of the surrounding countryside. This charming residence has been thoughtfully adapted over the years to offer versatile living spaces. The main house, designed in a traditional farmhouse style, provides generous living accommodation, seamlessly blending family living with the potential for business use. The flexible layout allows for a variety of configurations to suit individual needs. Upon entering the property, you are welcomed by a large porch leading into the kitchen. The ground floor also includes a separate dining room, a comfortable lounge, a study, and an additional reception room currently used as a guest bedroom. The first floor features a family bathroom and four well-proportioned bedrooms, including a principal suite with a private en-suite bathroom.



# Property Details.

## Ground Floor

### Entrance Hallway

Stairs to first floor, feature beams and brickwork, tiled floor, radiator, wooden doors to:

### Cloakroom

Low level W.C, vanity wash hand basin, small double glazed window to front.

### Kitchen



12' 4" x 11' 1" ( 3.76m x 3.38m ) Range of base and eye level units, roll edge work surfaces, inset butler sink and drainer unit, space and recess for range style cooker with tiled splashback and feature brick surround, inset hob with splashback and extractor over, space for further appliances, tiled floor, exposed beams and brickwork, door to:

### Utility Room

11' 8" x 7' 9" ( 3.56m max x 2.36m ) UPVC windows to rear and side aspect, UPVC door to rear, work surfaces, tiled floor, space for appliances, exposed beams.

### Living Room



18' 3" x 10' 3" ( 5.56m x 3.12m ) UPVC windows and doors to rear aspect, double glazed window to front, tiled floor, exposed beams, feature brick open fireplace, radiator, door to bedroom.

### Breakfast Room

13' 6" x 10' 5" ( 4.11m x 3.17m ) UPVC doors to rear aspect, double glazed window to side, tiled floor, exposed beams, radiator.

### Dining Room



12' 9" x 10' 4" ( 3.89m x 3.15m ) UPVC window to side aspect, radiator.

### Study

9' 7" x 8' 1" ( 2.92m x 2.46m ) UPVC window to side aspect, laminate flooring, radiator, feature beams and brickwork.

### Bedroom Two

17' 9" x 9' 3" ( 5.41m x 2.82m ) UPVC window to front and patio doors to front, tiled floor, radiator.

### En Suite

Shower cubicle, low level W.C, wash hand basin, radiator.

## First Floor

### Landing

Doors leading to:

### Bedroom One



18' 2" x 10' 1" ( 5.54m x 3.07m ) UPVC glazed windows to side and front, exposed beams, radiator, door to:

# Property Details.

## En Suite

Laminate flooring, panelled bath, low level W.C, wash hand basin, exposed beams, radiator.

## Bedroom Three



18' 1" x 10' 7" ( 5.51m max x 3.23m max ) UPVC glazed window to rear, UPVC window to side, radiator, feature beams and brickwork.

## Bedroom Four

14' 7" x 8' 5" ( 4.45m max x 2.57m max ) Two UPVC windows to front aspect, wooden flooring, radiator.

## Bedroom Five

14' 7" x 8' 4" ( 4.45m x 2.54m ) UPVC windows to front and side aspect, wooden flooring, radiator.

## Family Bathroom



Bath, low level W.C, wash hand basin, corner shower cubicle, wooden flooring, Velux window, radiator.

## Outbuilding/Annex Accommodation

### Living Room/Dining Area



26' 5" x 12' 6" ( 8.05m x 3.81m ) UPVC window and double glazed patio doors, tiled floor, feature log burner with brick mantelpiece, feature brickwork and beams.

### Kitchen

7' 5" x 5' 3" ( 2.26m x 1.60m ) UPVC window, tiled floor, space for appliances, sink and drainer unit.

### Shower Room

Corner shower cubicle, low level W.C, wash hand basin, radiator.

### Outside



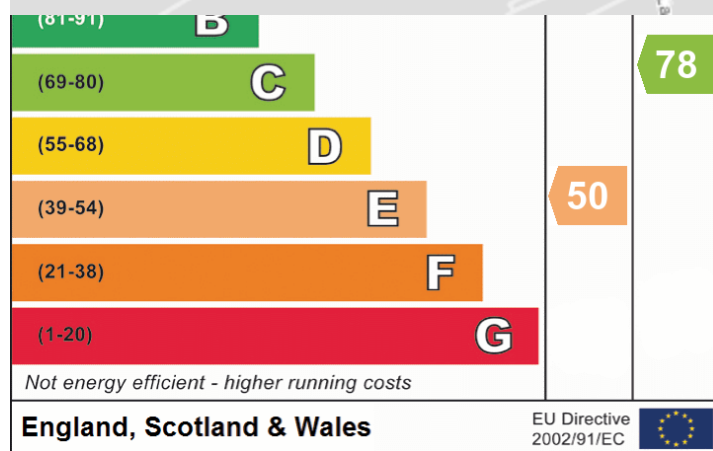
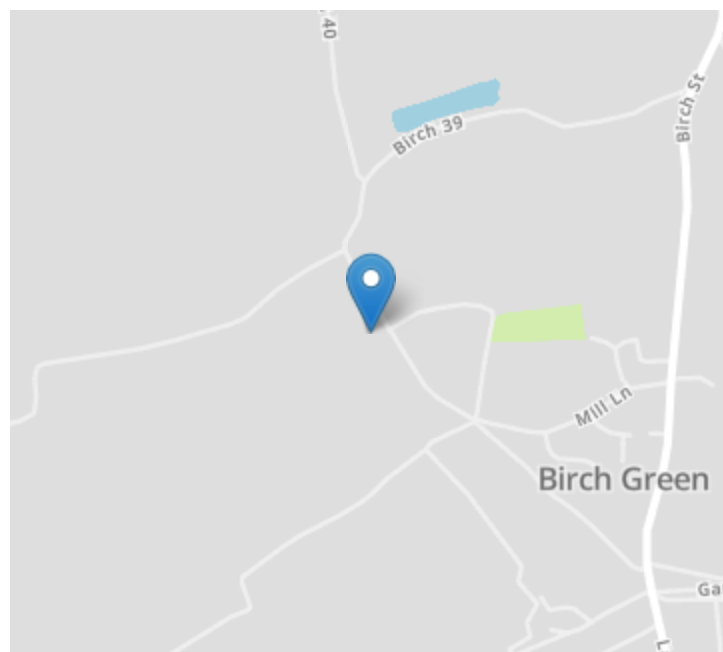
Gateway gives access to the property with parking for several cars. There are large lawned grounds with mature trees and hedges. There is a shed housing electrics and swimming pool maintenance.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.