



Connells

Birch Street
Birch Colchester



Property Description

Nestled within a generous plot in the heart of the ever-popular village of Birch, this remarkable former Police Station is a home unlike any other. Rich in character and brimming with opportunity, it has been lovingly held by the same owners for over two decades and offers an extraordinary blend of lifestyle, flexibility and rural charm.

Beyond the gated entrance, the property unfolds into a spacious family home designed for modern living, with light-filled reception spaces and a welcoming kitchen/dining room opening directly onto the idyllic rear garden. Across the upper floors, five double bedrooms provide ample space for growing families, guests or home working.

What truly sets this home apart is the substantial gallery and adjoining studio; a versatile and inspiring space that could effortlessly become a self-contained annexe, creative workshop, home office, wellness suite or business premises, subject to the necessary consents. Previously operating as a successful café, the possibilities are as exciting as they are varied.

Outside, extensive parking and beautifully established grounds give way to stunning countryside views, where deer wander the fields, barn owls glide overhead and the changing seasons provide a breathtaking backdrop year-round.

Rarely does a home offer such a compelling combination of character, space and untapped potential. A landmark village property with endless possibilities, this is far more than a home, it's a lifestyle.

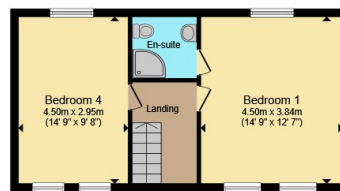




Ground Floor



First Floor



Second Floor

Total floor area 238.2 m² (2,564 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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T 01206 547 431

E colchester@connells.co.uk

3a High Street
COLCHESTER CO1 1DA

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EPC Rating: Exempt
Council Tax Band: D

Tenure: Freehold



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Property Ref: CCH309041 - 0002

