



High Street, Mistley  
£600,000

## Mistley

Step into a slice of Georgian elegance with this delightful Grade II listed residence, perfectly poised for those who dream of a home by the water. This quintessential family home enjoys pride of place on the historic waterside, offering breathtaking river vistas that promise to enchant with every glance.

As you cross the threshold, the charm of yesteryear envelops you, with sash windows bathing the reception spaces in natural light and exposed beams whispering tales of the past. The gentle crackle of logs in the open fireplaces adds warmth to the already inviting atmosphere, setting the scene for a home that's as perfect for everyday living as it is for holiday respite.

Catering to the needs of a bustling family life, the property boasts three generous double bedrooms, ensuring personal space for all. Two additional attic rooms present a canvas for your imagination – a play space for the children or perhaps a tranquil home office. The two reception rooms offer versatility, whether hosting dinner parties or enjoying quiet evenings.

The heart of the home, the kitchen, is complemented by a practical utility room and an atmospheric cellar, providing ample storage solutions. Outside, the courtyard gardens offer a private sanctuary for al fresco dining and relaxation.

Convenience is key, with the home benefitting from a recently replaced boiler and updated consumer unit, ensuring peace of mind. The joys of village life are within easy reach, with a short stroll bringing you to Mistley station, simplifying commutes and excursions.

This property, free from the complications of an upward chain, invites you to begin your next chapter in a home that fuses historical allure with modern comfort – a truly exceptional opportunity for families and holidaymakers alike.





- **STUNNING RIVERSIDE LOCATION**
- **THREE DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **TWO ATTIC ROOMS**
- **CELLAR & UTILITY ROOM**
- **GRADE II LISTED**
- **CIRCA 18TH CENTURY**
- **NO CHAIN**

Agents Notes:

Tenure - Freehold

Council tax - Band D

Services - Electric/drainage/water/gas

Heating - Radiators via gas boiler

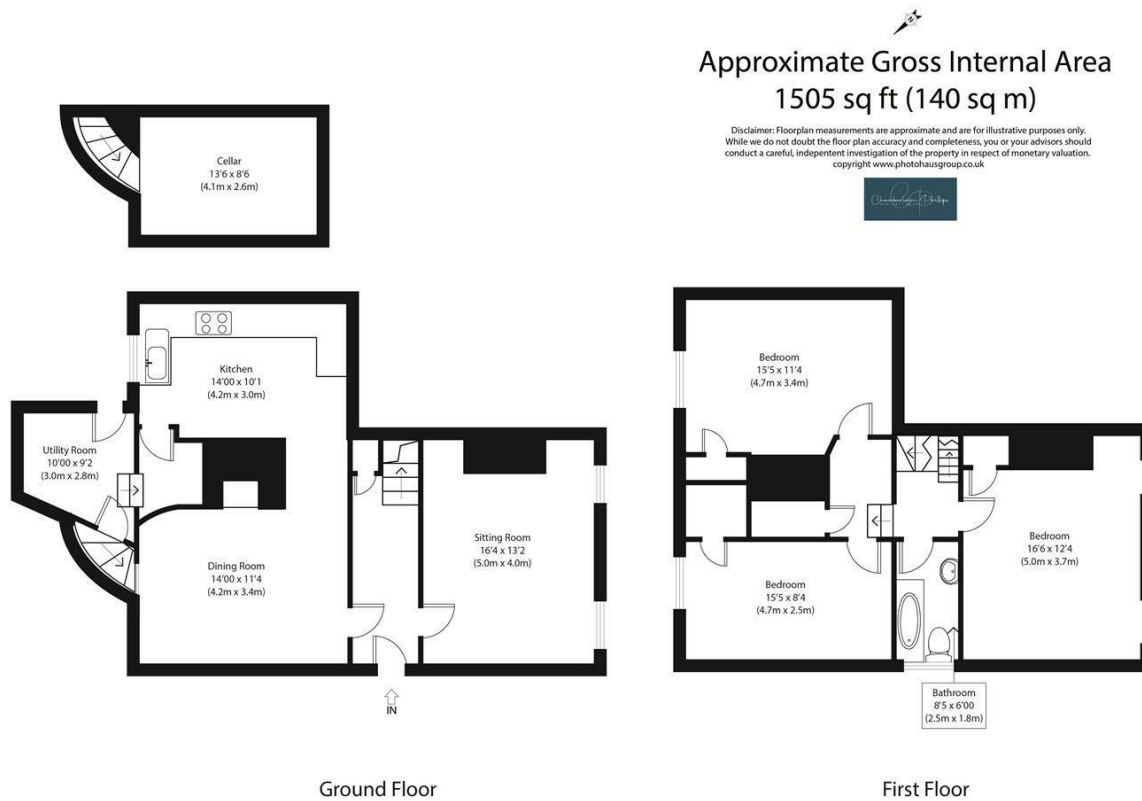
Mobile - EE/Vodafone/O2 are likely - No three coverage

Broadband - Superfast is available

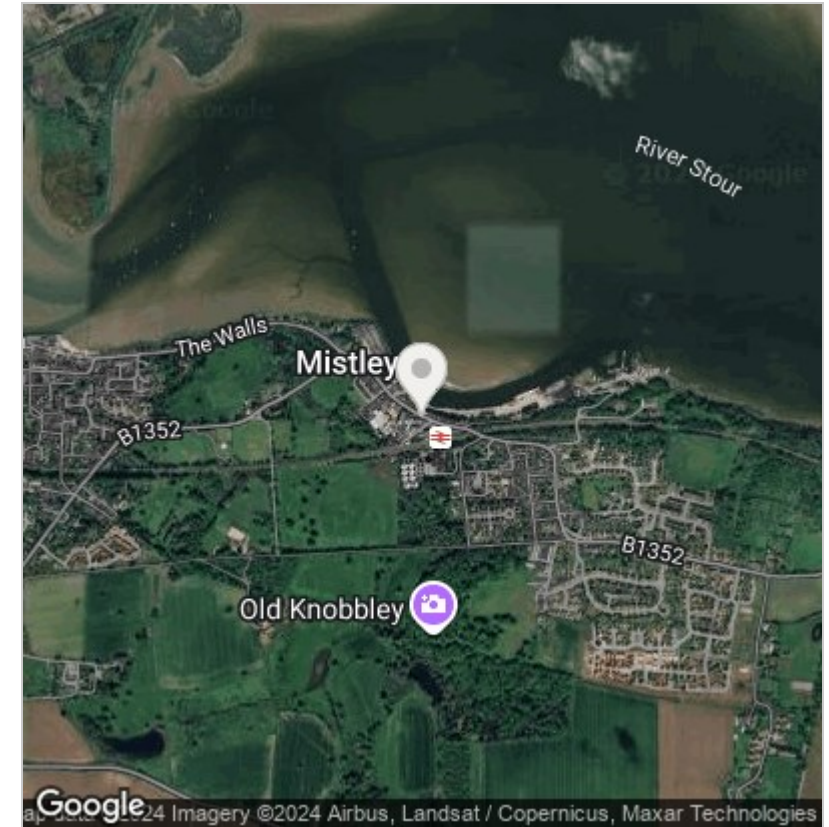
EPC - Exempt



## Floor Plan



## Area Map



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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