



## High Street, Mistley

Presenting a distinguished 5-bedroom period residence, gracefully spanning three floors and offering a living expanse exceeding 2200 sq ft. in the picturesque village of Mistley. Rooted in the 18th century, this storied abode holds a historical significance, having been originally owned by the brother of the renowned John Constable and serving as a cherished tea house in its earlier days. This family residence, with its historical lineage, capacious layout, and thoughtful appointments, offers an elegant fusion of timeless heritage and opportunity for contemporary living.

Offers in excess of £650,000

# High Street

Mistley, Manningtree, CO11



- Brand new Worcester Boiler
- Close to the station
- Spacious receptions
- South facing garden
- Easy access to London
- Period features
- Village location
- Waterside location
- Period property

## The Property

Upon stepping inside, one is immediately struck by the property's artful artifice – an unassuming handsome facade concealing its vast interior. Two generously proportioned reception rooms greet visitors, bedecked with the enduring charm of Inglenook fireplaces and exposed beams, endowing the space with a profound sense of character.

At the rear of the residence, the kitchen and separate utility room are both sturdy in both form and function. Towering ceilings and a strategically placed velux window create an open, luminous atmosphere. French-style doors seamlessly connect the kitchen to the patio and rear garden, an idyllic stage for alfresco dining and moments of leisure.

Venturing to the first floor, one is welcomed by the principal bedroom, bathed in natural light filtering through the graceful sash window. This chamber features an ensuite bathroom and an adjoining dressing room, adding a touch of opulence to daily routines. A second, generously proportioned double bedroom and a well-appointed family bathroom complete this level.

The third floor unveils an alluring tapestry of character, with its vaulted ceilings imparting a distinctive ambiance. Velux windows grace the third, fourth, and fifth bedrooms, ensuring a profusion of natural light throughout, creating cozy retreats that marry tradition with modernity.

## The Outside

Step into your private garden, enclosed by a welcoming red brick wall. Tall trees and vibrant shrubs set the scene, while a wood store and storage cupboards offer practicality. Convenient parking at the rear of the property and access to the endless rolling countryside on your doorstep, famed for beautiful walks, make this your ideal space for relaxation and outdoor adventures.

## The Area

This property occupies a prominent position on the picturesque Mistley High Street. Mistley is a village that joins Manningtree, Britain's smallest town. The area is well renowned for its beautiful waterside location, far-reaching estuary views, excellent local amenities, and vibrant community. With an array of quaint cafes, wine bars and restaurants: the local amenities are plentiful, and the transport links are excellent. Within a short walk of the property, you will find Mistley rail station where you can be in London in an hour. Manningtree itself has numerous excellent local schools and Ipswich/Colchester are only a short drive/bus/train away with plenty more. As well as being an area of outstanding natural beauty, the town is also perfectly placed to explore Constable Country and the other lovely surrounding villages.

## Further Information

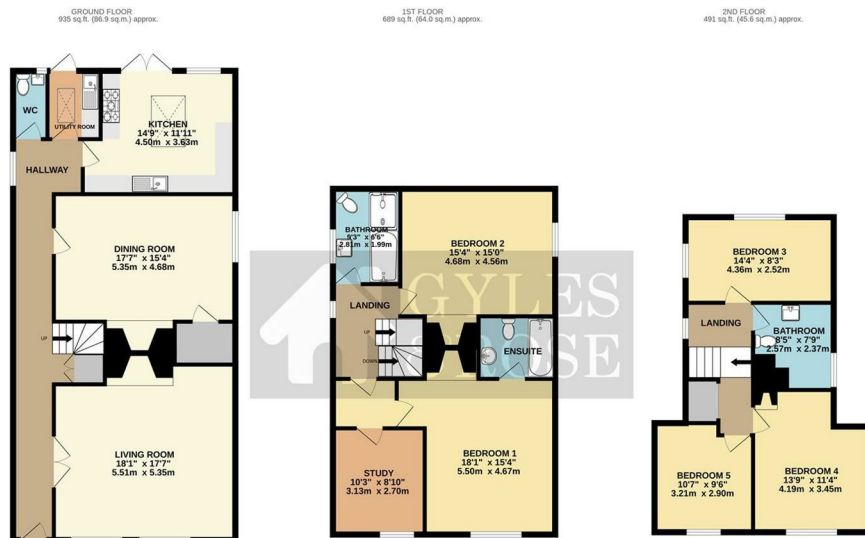
Tenure - Freehold

Council Tax - Tendring Band D









TOTAL FLOOR AREA: 2115 sq. ft. (196.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           | (81-91) <b>B</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (1-20) <b>G</b>   |                         |           |
| (1-20) <b>G</b>                             |                         |           |   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |