



The Green, Mistley

A stunning Georgian Cottage on the highly desirable Mistley Green.

Guide price £425,000

The Green

Mistley, Manningtree, CO11



- The property had a new roof last year
- Beautiful Georgian cottage
- Planning permission to extend
- Stunning views
- Open plan feel
- Modern throughout
- Walking distance to the train station
- Walking distance to Manningtree
- Beautiful walks
- Excellent community

The Property

This charming Georgian cottage, nestled on the green in Mistley, offers stunning views and a perfect blend of classic elegance with modern functionality. As you step inside, you're greeted by a spacious kitchen and dining area featuring a central island, perfect for entertaining or family meals. Off the kitchen, a practical utility room leads to a discreet WC. An under-stairs cupboard provides ample storage, while a cellar adds character and additional space.

The south-facing living room is a warm and inviting space, complete with a traditional fireplace and rich wooden flooring that exudes cosiness. Upstairs, the cottage boasts three generously sized bedrooms, each filled with natural light. The well-appointed bathroom includes a full-sized bath with an overhead shower, a low-level WC, and a basin, providing both style and convenience.

The Outside

A sunny red brick walled courtyard with double doors leading in from the kitchen and access via a gate from the street.

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. Fresh fish is supplied to local residents weekly and the high street has a number of its own well regarded establishments including the award winning restaurant, The Mistley Thorn and the Mistley Kitchen Shop which hosts regular cookery workshops as well as selling fine wines and locally sourced produce and provisions.

Further Information

Tenure - Freehold

Construction - Brick

Mains Gas, Water, Electric and Sewerage

Council Tax - Tendring Band C

Conservation Area - Manningtree and Mistley

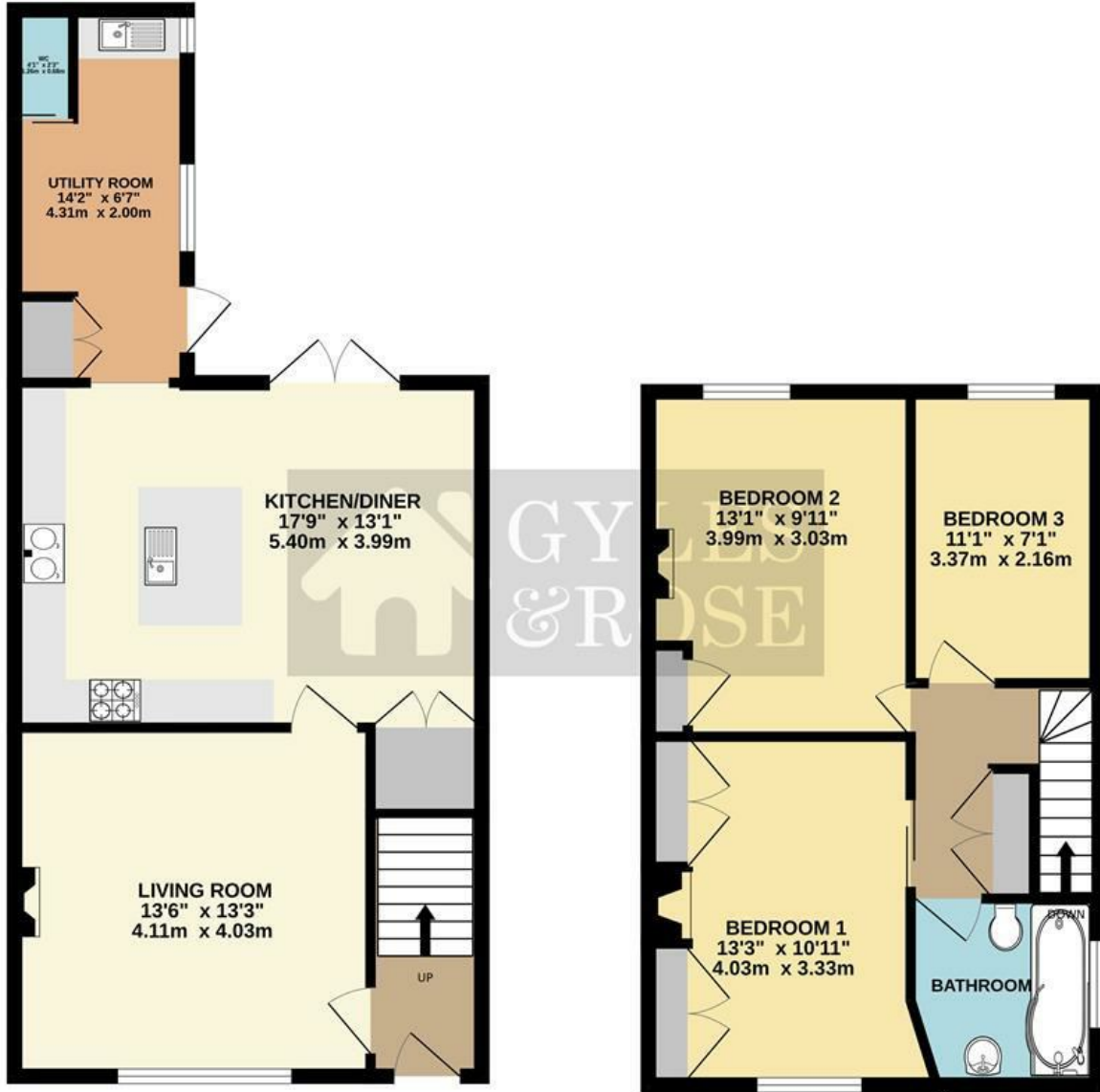
Grade 2 Listed - Row of 12 cottages. Late C18, may be the almshouses built for Richard Rigby circa 1778. Red brick, gault brick dentilled eaves, central band and pilasters between each dwelling, excepting nos. 1-5 which are rendered. Red plain tiled roofs, hipped at each end. The entrance to No. 1 is to the left (west).return and has a separate hipped roof, with chimney stack to right. 6 ridge and 6 rear chimney stacks. 12 window range of various vertically sliding sashes. 11 mainly paired doors with pilasters between. No. 1 left return with 3 window range, central recessed porch with tiled dado. Some of the original 4 panel 2 light doors remain and also some small paned sash windows. q.v. 3/227



Floor Plan

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

Whilst 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 mis-statement. 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 ₂) Rating	
Current	Potential	Current	Potential
	82		
49			
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	