

## Mistley High Street

A beautiful Georgian home that retains many of its original features in the desirable waterside village of Mistley.

Guide price £500,000

# High Street

Mistley, Manningtree, CO11



- Period home retaining features
- WC in Main bedroom
- Area of Outstanding Natural Beauty (AONB)
- Outside Shed for storage
- Easy access to London via train
- Back Garden has a charming pathway and a picturesque plant-covered arch
- Waterside location
- Stunning fireplaces
- Private garden
- Amazing pubs and restaurants within a short walk

## The Property

Upon entering through the front door, you're welcomed by a beautifully characterful wooden staircase, restored historic panelling and original hardwood floors, setting the tone for this period home. The living room, located on the ground floor, boasts sweeping views over the rear garden and towards the serene river, while the front aspect offers picturesque scenes of Mistley's charming high street and its quaint properties. Natural light pours into the room through dual-aspect wooden sash windows, creating a bright and airy space. The living room features an open fireplace, perfect for cosy evenings, complemented by the stunning original wooden flooring that adds warmth and authenticity.

Heading downstairs to the garden level, you will find a spacious bathroom equipped with a bath, shower, low-level WC, and basin. Just a few steps further, you'll enter the heart of the home—a versatile kitchen/dining area or second reception room. This inviting space is filled with character, featuring a large inglenook fireplace, paved flooring, and classic panelled walls. The garden can be accessed directly from this room through the rear porch. The kitchen itself is well-equipped and finished in a timeless shaker style, with wooden worktops and tiled flooring, creating the perfect blend of practicality and charm.

Ascending to the second floor, you'll discover the spacious principal bedroom, which retains its charming period features. This dual-aspect suite enjoys peaceful views, providing a tranquil retreat. The bedroom also benefits from an ensuite toilet and basin, with the possibility of adding a shower, subject to the usual permissions.

On the top floor, there is a further character-filled bedroom, privately tucked away—perfect for guests or as a serene, quiet space, full of charm.

## The Outside

The outdoor space boasts a charming and well-maintained garden, adding to the property's overall appeal.

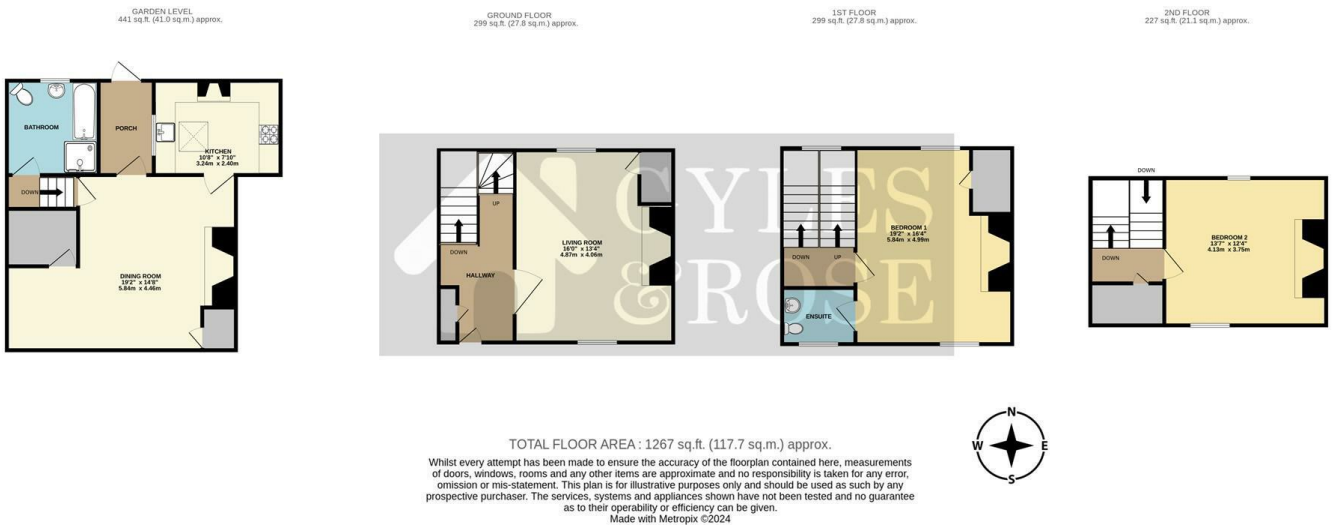
A delightful garden pathway, framed by lush bushes and vibrant flowers, leads to a back gate, where a plant-covered arch provides a picturesque touch.

The garden is designed to make the most of the sunlight throughout the day, while a brick-laid patio offers a perfect spot for outdoor dining and relaxation.

A shed near the back gate provides convenient space for storage.



# Floor Plan



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(82 plus) <b>A</b>	Very energy efficient - lower running costs			(82 plus) <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(61-81) <b>B</b>				(81-91) <b>B</b>			
(49-60) <b>C</b>				(69-80) <b>C</b>			
(35-48) <b>D</b>				(55-68) <b>D</b>			
(29-34) <b>E</b>				(38-54) <b>E</b>			
(21-28) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>	Not energy efficient - higher running costs			(1-20) <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	