



Mistley

This beautiful Grade II-listed Georgian property offers a rare opportunity to experience Mistley's historic heartbeat, with striking riverside scenery, three generous bedrooms, and exceptional reception spaces.

Guide price £475,000

High Street

Mistley, Manningtree, CO11

- Chain Free
- Cellar & Two Spacious Attics
- Mistley village setting
- South facing courtyard
- GUIDE PRICE £475K - £500K
- Georgian riverside elegance - perfect as a second home
- Historic coastal views
- Two picturesque receptions
- Walk-to Mainline Railway Station
- Opportunity to add value

The Property

The elegant Georgian frontage sets the tone, hinting at the rich period details within. On the ground floor, you're welcomed by two well-proportioned reception rooms, ideal for relaxed family living and formal entertaining. A spacious kitchen with utility space ensures practical daily life flows seamlessly. The basement cellar offers useful storage or can be creatively repurposed. Ascend the elegant staircase to the first floor, where you'll find three generously sized double bedrooms, two of which enjoy uninterrupted river views framed by original sash windows, alongside a well-proportioned family bathroom.

The Outside

A courtyard garden offers a sunny retreat with room for al fresco dining. Given the property's position, the private outdoor space offers a perfectly balanced complement to the village setting. Tranquil waterside walks and sweeping historic views lie just moments from your doorstep.

The Area

Perfectly positioned for both lifestyle and convenience, this home enjoys an enviable riverside setting just moments from the Stour Estuary, ideal for country walks and peaceful waterside leisure. For commuters, Mistley Station is a short stroll away, offering links to London Liverpool Street, making city access remarkably straightforward. The property also benefits from proximity to the vibrant heart of Manningtree, where independent boutiques, cafés, wine bars, and a lively market lend the area its distinct charm. Excellent road connections ensure that Colchester and Ipswich are both within easy reach. Families will also appreciate the choice of well-regarded local schools, nearby shops, and essential amenities all comfortably close to home.

Further Information

Tenure: Freehold

Council Tax: Tendring Band D

Construction: Brick

Mains water, gas, electricity and sewerage.

Seller position: Chain Free

Grade II-Listed

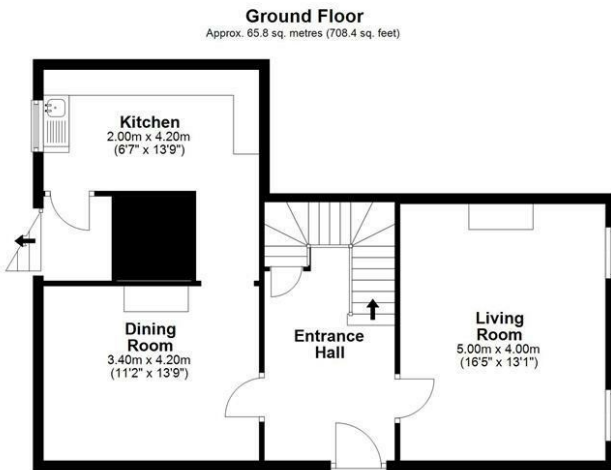
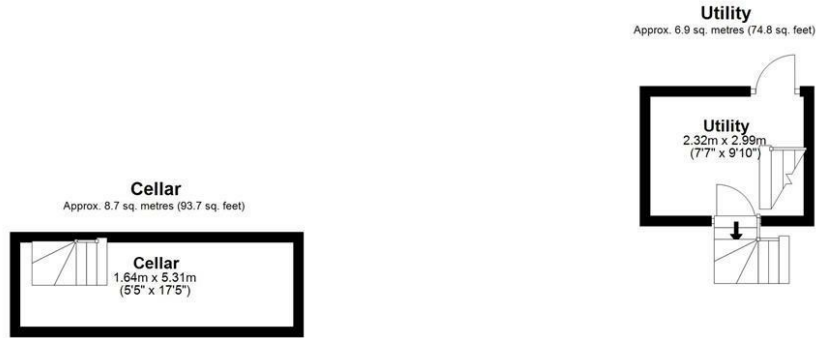
Some images have been virtually staged for illustrative purposes only.

Listing Information

Formerly one building reputed to have been built as a malting office or assembly room or hotel for the projected spa for Richard Rigby, now 3 dwellings facing Swan Fountain. C18. Red brick, Fountain House (left) now painted. Double range hipped red tiled roofs. 2 red brick chimney stacks. 2 storeys. Parapet. Stone dentilled band under. Central band. The 3 central bays break forward. Dentilled pediment breaking through the parapet, circular window to apex. 3:3:3 window range of 2 light casements to first floor (those to left C20) 2, 7 and 9 blocked. Central blocked semi-elliptical window. Small paned vertically sliding sashes to ground floor. Central semi-elliptical porch supported by Tuscan columns. 2 recessed and angled vertically boarded doors q.v. 3/227.



Floor Plan



Total area: approx. 147.1 sq. metres (1583.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

Fountain House, Mistley

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
(92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			(10+ plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
(Key: energy efficient - lower running costs)		(Key: environmentally friendly - lower CO ₂ emissions)		(Not energy efficient - higher running costs)	
England & Wales		EU Directive 2002/91/EC		England & Wales	