



**MISTLEY HOUSE**  
Manningtree, Essex

**Carter Jonas**



## MISTLEY HOUSE, HIGH STREET, MISTLEY, ESSEX, CO11 1HD

- Manningtree 0.5 miles
- Colchester 10 miles
- Stansted Airport 45 miles

Reception hall · Kitchen · Butlers pantry · Utility  
Dining room · Sitting room · Office · Study · Cellar  
with Wine Cellar · Principal bedroom suite · 5 further  
double bedrooms · Drawing room · 2 Family bathrooms  
Garaging · Outbuildings · Parking · South & West  
facing gardens

### DESCRIPTION

An exceptional family home, which dates back to the 18th Century but heavily altered in the 19th Century to provide a wealth of Georgian features, including tall ceilings, original cornicing, picture rails, fireplaces with marble surrounds and inset sash windows which adopt incredible views of the River Stour.

The impressive entrance hall with Victorian tiling and magnificent split staircase, provides access to a Kitchen and Dining room. To the front is an informal dining room and Sitting room with a bank of sash windows and lovely views. The Kitchen is fitted with a 5 ring Ranger cooker, kitchen island and breakfast bar, with additional boot room, utility room and a butlers pantry.

There is an inner hall which provides access to a sitting room to the west of the property, as well as a study, cloakroom and large dry cellar. The first floor offers flexible accommodation, to include a double aspect drawing room with bay window, principal bedroom with walkthrough dressing room and ensuite, with 3 further bedrooms, one with an ensuite and a large family bathroom.

On the second floor are two further bedrooms, one of which has a walk-in dressing room and a family' bathroom.

**A BEAUTIFULLY PRESENTED GEORGIAN HOUSE, OFFERING PERIOD FEATURES THROUGHOUT, WITH OVER 5,000 SQ FT OF ACCOMMODATION, SET WITHIN PRIVATE SOUTH & WEST FACING GARDENS ALL WITHIN WALKING DISTANCE OF THE POPULAR VILLAGES OF BOTH MISTLEY AND MANNINGTREE.**











## OUTSIDE

To the side of the property, is off street gravelled parking for several cars and good sized garaging, with access to the outside cellar. To the rear are the south/west facing secluded walled gardens, with a stone paved terrace, box hedging and laid lawn. The combination of high walls and mature borders provide a remarkable degree of privacy despite the property's central location.

Underneath the gardens is a detached cellar, allegedly a brandy vault constructed in the smuggling era. In today's world it could provide a variety of options, to include a gym/studio or games/cinema room. As well as this, there is a series of brick built outbuildings, which provide ample storage, currently used as a Gin bar and workshop with outside WC.

## LOCATION

Mistley is an attractive village and has a well-known quay overlooking the Stour Estuary. Within easy walking distance in the High Street is the award winning Mistley Thorn, a restaurant with rooms and the Mistley cookery school. Mistley is steeped in history and the Mistley Thorn is the site of a historic coaching inn.

There are a good range of amenities in nearby Manningtree, reportedly England's smallest town, including shops, well regarded restaurants and a sports centre. The station at Mistley (4 minutes walk), has services from Harwich and is a short commute to Manningtree where there is a regular mainline rail service to London Liverpool Street taking approximately 55 minutes.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains gas, water and electricity  
Gas central heating

**Local Authority:** Tendring District Council

**Council Tax:** Band F

**What3Words:** steam.usage.uptown







## Mistley House, High Street, Mistley

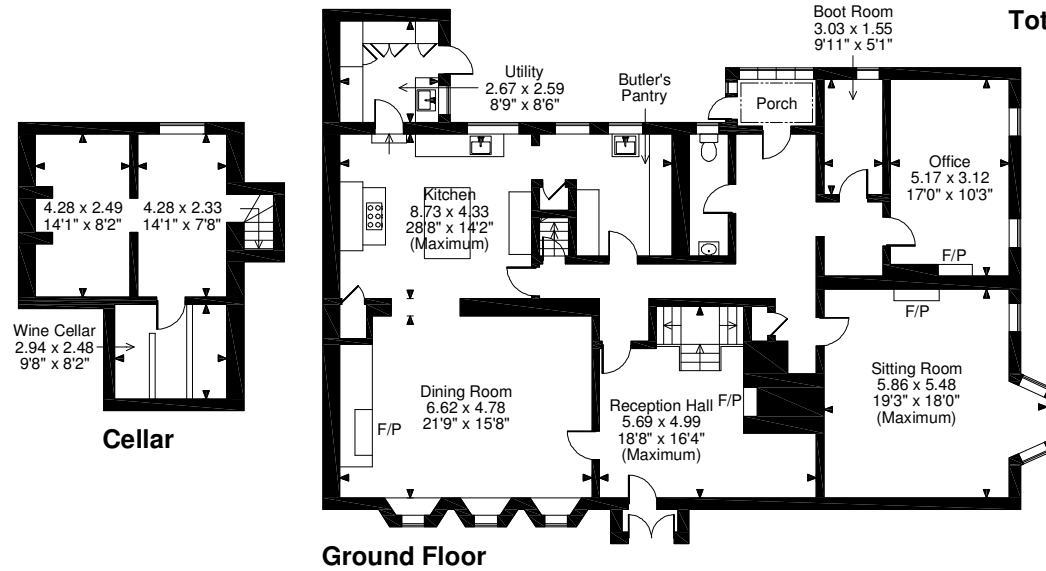
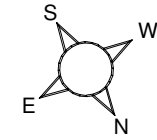
Approximate Gross Internal Area

Main House = 5,208 sq ft / 484 sq m

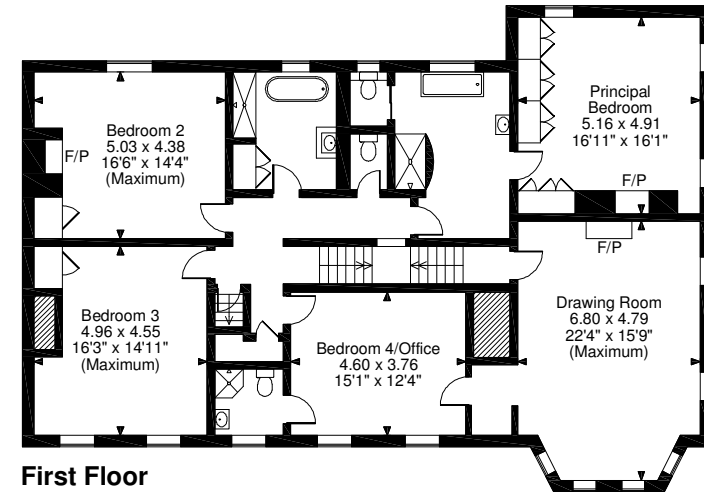
Garage = 244 sq ft / 23 sq m

Outbuilding = 129 sq ft / 12 sq m

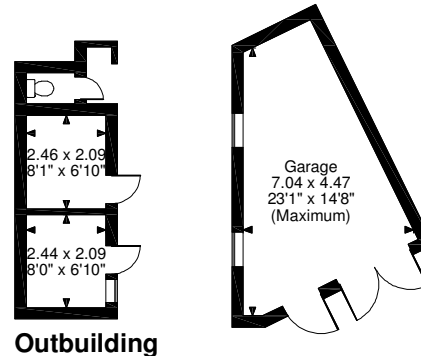
Total = 5,581 sq ft / 519 sq m



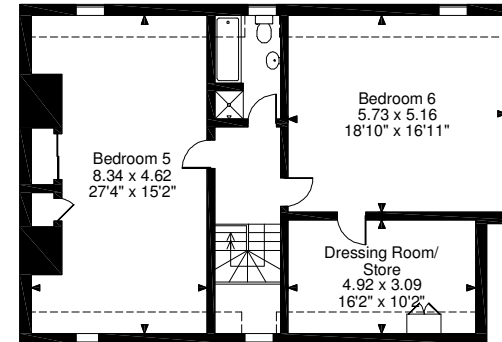
Ground Floor



First Floor



Outbuilding



Second Floor

### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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**Long Melford 01787 882882**

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, CO10 9LQ

**carterjonas.co.uk**

Offices throughout the UK

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