



Churchwood  
Stanley

The Moorings, High Street, Mistley, Manningtree, CO11

£595,000



# The Moorings, High Street

Mistley, Manningtree, CO11

Classic elegance meets modern convenience in a truly idyllic setting at Mistley High Street. This fine example of a three storey Georgian townhouse must be viewed.

Tenure: Freehold

## KEY FEATURES

- A superb example of a three storey Grade II Listed Georgian townhouse
- Elegant sitting room and dining room with feature working fireplaces
- Charming double height part-vaulted kitchen with butler style sink and Rayburn stove
- Ground floor shower room and first floor bathroom
- 18th Century cellar (comfortable head height clearance)
- Private south facing walled garden
- Double garage situated at the rear of the plot accessed from 'The Lane'
- Area of outstanding natural beauty and quayside strolls nearby
- Three spacious bedrooms on the first floor with further potential bedroom accommodation on the second floor







## GROUND FLOOR

### Hallway

16' 2" x 4' 0" (4.93m x 1.22m)

### Sitting room

16' 4" x 15' 12" (4.97m x 4.87m)

A generously (and equally) proportioned sitting room found at the front of the property. Illuminated naturally via two sash windows to the front elevation which frame a partial view of the Stour estuary.

### Dining room

14' 9" x 11' 7" (4.5m x 3.53m)

The character rich dining room at the back of that property has stripped original floorboards, fitted French doors that lead out to the red quarry tiled terrace, part wood paneling to the walls and a central feature red brick fireplace with tiled hearth and decorative surround.

### Inner hallway

3' 0" x 8' 12" (0.92m x 2.74m)

### Kitchen and breakfast room

15' 0" x 8' 8" (4.58m x 2.64m)

Enjoying an impressive 2.9 meter part-vaulted ceiling (with Velux styled windows) the kitchen is arranged with traditional hand crafted cabinets beneath a granite work surface with a butler sink and mix a tap in front of a large wood framed window to the side elevation. You will find a matching wall mounted cabinets and space for an eye-level microwave. Beneath the counter is an integral Bosch dishwasher and plumbing is also available for a washing machine. Further space is available for a free-standing gas cooker and beside this you will find the gas fired Rayburn stove assisting the hot water system of the property.





### **Garden room**

8' 4" x 9' 5" (2.53m x 2.87m)

Having red Quarry tiling under foot this light filled space is perfect for enjoying the garden from a sheltered perspective or it could provide additional storage for the kitchen. The garden room provides access to the ground floor shower room on the right hand side. A glazed external door adjacent to a large wood frame window provides access out to the rear garden.

### **Shower room**

9' 3" x 3' 1" (2.81m x 0.94m)

An essential and extremely convenient addition to the ground floor is the shower room that provides a large walk-in fully enclosed tiled shower cubicle, pedestal hand wash basin and hidden tank WC. There is a window to the side elevation and the flooring is tiled.

### **BASEMENT**

#### **Cellar**

9' 1" x 8' 9" (2.78m x 2.67m)

This cool and dry cellar has a double height ceiling and is partitioned into two parts having a very accessible first part with brick paved flooring/ it is currently used as a wine cellar and has a door leading to a narrower enclosure equally suited for further storage.







## FIRST FLOOR

### Landing

A split level carpeted landing naturally lit via a high-level window to the rear elevation. This landing provides access to three double bedrooms and to the four-piece family bathroom. Carpeted stairs lead up to the second floor and it's here that you're also find a double width airing cupboard.

### First bedroom

14' 12" x 9' 7" (4.57m x 2.92m)

As you expect from a statement first bedroom of a property from this era, the first bedroom to extremely spacious. Found at the rear of the property it has two double fronted built-in wardrobe cupboards with one of these having sets of drawers beneath. It is carpeted and there is a window to the rear elevation looking out towards the rear garden.

### Second bedroom

16' 3" x 10' 6" (4.96m x 3.2m)

As impressively proportioned as the first, the second bedroom has two sash windows to the front elevation which frame a partial view of the Stour estuary, exposed floorboards are beneath your feet.

### Third bedroom

12' 5" x 11' 0" (3.79m x 3.36m)

(Note that the above are maximum measurements)  
The third double bedroom which also has a sash window to the front elevation enjoying a partial view of the Stour estuary. This bedroom is carpeted.

### Bathroom

10' 0" x 5' 12" (3.06m x 1.82m)

This four piece suite bathroom is comprised of a pedestal oval bath with mixer tap and shower attachment, hand wash basin, WC and fully enclosed and tiled shower cubicle. Walls are half tiled and there is a Velux window to the ceiling.





## SECOND FLOOR

### Office / potential bedroom / first attic room

12' 1" x 20' 2" (3.69m x 6.15m)

A purpose built staircase from the first floor landed leaves directly into this excellent attic room suitable for a number of uses and currently configured as a study. A dormer window at the front elevation offers the best view of the Stour estuary from an elevated position. This room leads to the second attic room at the rear of this impressive home.

### Second attic room

14' 7" x 8' 4" (4.45m x 2.54m)

The second attic room has wide exposed floorboards underfoot and a window at the rear elevation overlooking the rear garden.





## REAR GARDEN

The rear garden commences with a red quarry tiled terrace that begins from the French doors of the dining area, onto a sun-trap seating area, extending by the side of the kitchen around to the garden room at the back. This south oriented garden is retained by red brick walls to either side with a central lawn and various established shrubs and small trees adding to the cottage garden ambience. A paved walkway extends to the double garage at the rear of the plot beside a secure gate and rear access to 'The Lane' behind.

## GARAGE

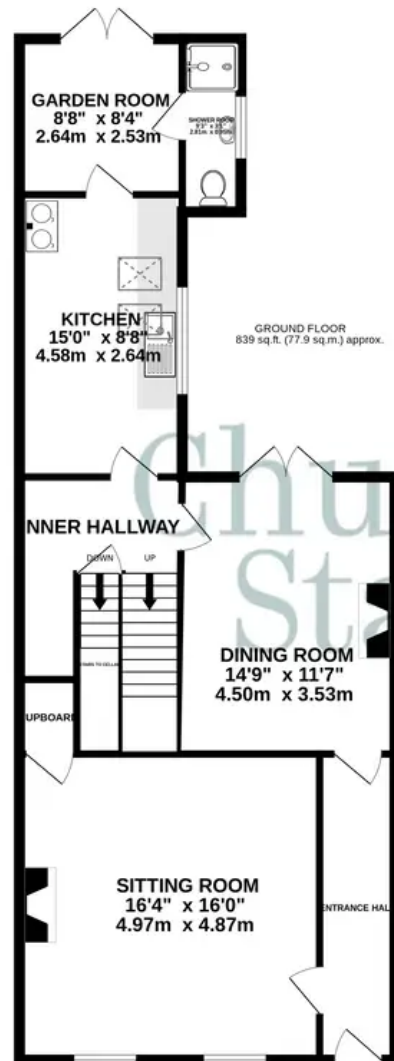
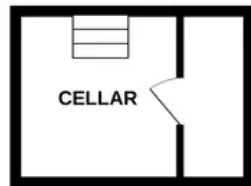
### Double Garage

Maximum measurements of the double garage are 5.73m deep by 6.02m wide configured in an 'L' shape. At the front an electric powered up and over door provides access from 'The Lane' at the rear of the property's plot and a pedestrian door to the side leads out into the back garden. There are three fitted windows to two accepts. Storage is available overhead and we have light and power connected here.





BASEMENT  
113 sq.ft. (10.5 sq.m.) approx.



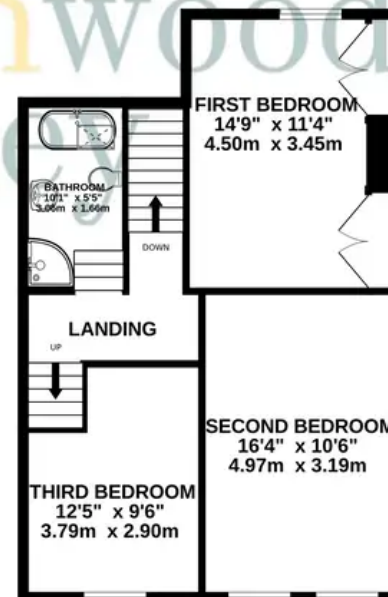
GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.

TOTAL FLOOR AREA : 1899 sq.ft. (176.5 sq.m.) approx.

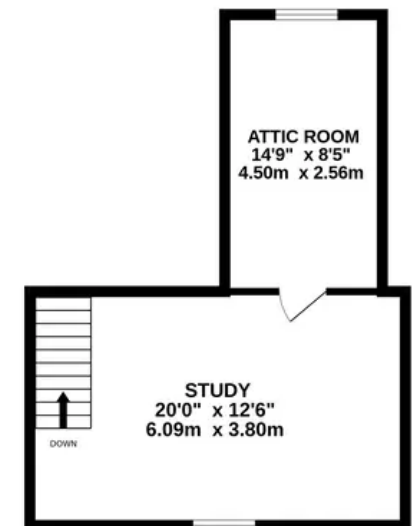
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

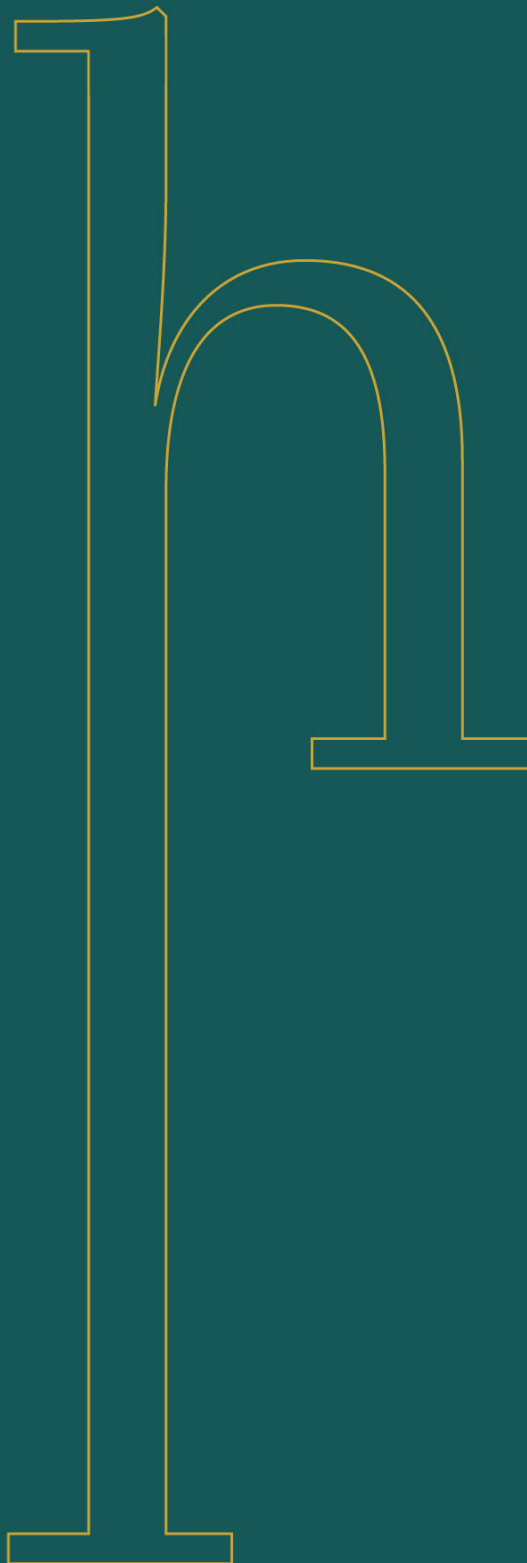


2ND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.





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