



**7 The Green
Mistley, Essex**

**DAVID
BURR**



7 The Green, Mistley, Manningtree, Essex, CO11 1EU

The parish of Mistley is situated in the Tendring District of north east Essex, located beside the River Stour estuary just west of Manningtree approximately 11 miles from the City of Colchester. An idyllic waterside location, a short walk from the local shops, restaurants and pubs and train station with its direct link to London Liverpool Street.

A beautifully appointed two bedroom cottage fronting The Green enjoying a magnificent position adjacent to the parish church, cricket club and the Mistley Thorn. Tucked away in one of the villages most desirable positions, the property offers deceptively spacious accommodation arranged over two floors extending to approximately 1,100sq ft. Enjoying Grade II listed status and understood to date from the Georgian era, the property retains many hallmarks and features associated with this era including timber framed double hung sash windows, original architraves, an open fireplace and a gally style fitted kitchen. Faced in traditionally styled Georgian red brick, the accommodation is further enhanced by a single chamber cellar and is offered to the market on a **part furnished** basis. Further benefits to the property include two double bedrooms, a first floor bathroom suite, a courtyard style rear garden and allocated parking for a single vehicle.

A two bedroom Grade II listed Georgian cottage fronting Mistley Green, within walking distance of Mistley train station, the Mistley Thorn and the walls of Manningtree with aspect directly across the River Stour. Further benefits include a courtyard style garden and allocated parking for a single vehicle.

Panelled timber door opening to:

ENTRANCE HALL: 7' 3" x 4' 1" (2.21m x 1.26m) With staircase rising to the first floor, useful recessed full height store. Stripped pine door opening to:

SITTING ROOM/DINING ROOM: 26' 9" x 13' 1" (8.17m x 4.00m) A beautifully appointed reception room characterised by a double hung sash window set to the front elevation affording an unspoilt aspect across Mistley Green. Patterned tiled flooring throughout, red brick fireplace with open grill and tiled hearth, central ceiling timbers and dining area to rear. Affording a dual aspect with two double hung sash windows set across the rear elevation with aspect across the courtyard garden, full height pantry store and door to:

CELLAR: 14' 11" x 4' 2" (4.55m x 1.28m) Fitted with an extensive range of shelving with light and power connected.

KITCHEN: 9' 11" x 6' 5" (3.04m x 1.96m) Traditionally styled and fitted with a matching range of lined solid wood base units with preparation surfaces over and tiling above. Ceramic butler sink unit mixer tap above, oven/grill combination with four ring hob above, extraction over and casement window to side. Range of spotlights and housing gas fired boiler. Door to:

UTILITY HALL: 7' 6" x 4' 7" (2.31m x 1.42m) With stripped wood effect flooring throughout, full height fridge/freezer, washing machine and tumble dryer. Panel glazed door to outside and further door to:

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CLOAKROOM: 7' 6" x 2' 5" (2.30m x 0.75m) Fitted with heritage WC, Burlington wash hand basin and obscured glass window to side.

First floor

LANDING: With door to:

BEDROOM 1: 17' 6" x 13' 2" (5.35m x 4.02m) Affording an unspoilt aspect with views across Mistley Green and the parish church distant. Range of open fronted fitted wall shelving, spotlights and a freestanding wardrobe with drawers. Hatch to loft.

BEDROOM 2: 13' 1" x 10' 0" (4.01m x 3.06m) With double hung sash window affording views across the courtyard garden. Open fronted fitted shelving.

FAMILY BATHROOM: 8' 2" x 7' 4" (2.49m x 2.25m) Fitted with ceramic WC, wash hand basin and bath with mounted shower attachment over. Half height tongue and groove panelling and door to linen store housing water cylinder with useful fitted shelving.

Outside

The position fronting Mistley Green is one of the properties most distinctive features with further benefits including a low maintenance, privately screened courtyard with seating area and gated access to a shared access road with parking space for one vehicle.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///fixed.windmills.partly

LOCAL AUTHORITY: Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE (01255 686868) **BAND:** C.

BROADBAND: Up to 70 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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FLOORPLAN TO BE APPENDED

