



11 Central Maltings, Kiln Lane, Manningtree, Essex, CO11 1HR

Asking Price Of £600,000

A four bedroom townhouse, two of which have the advantage of personal en-suites and a large contemporary bathroom services the two remaining bedrooms. The lounge / dining room has been designed with the perfect view to entertain.



Central Maltings is an iconic Grade II listed building which was converted by award winning developers Lexden Restoration in 2001 and having won the Tending District Council Design Awards in 2007. The building is thought to date back to the early 17th Century and is considered one of the oldest industries within the Manningtree / Mistley area. The Central Maltings now consists of 23 homes.

The Central Maltings has been considerably adapted and neighbours one of three adjoining Kilns with high vaulted ceilings and wonderful views over the River Stour. The property simply stands out. The current owners have enjoyed residing at the property and the layout has suited them perfectly. Laid out over three floors, there are four generously proportioned bedrooms, two of which have the advantage of personal en-suites and a large contemporary bathroom services the two remaining bedrooms. The lounge / dining room has been designed with the perfect view to entertain, there are large windows allowing the natural light to flood the room, along with a 30ft ceiling height which giving the room a real sense of space, you can see the River Stour perfectly from the lounge window. The kitchen is open plan and fully fitted with a full range of appliances. The sellers have completely redecorated the residence outside and inside (using Farell and Ball colours). The property is heated by gas with underfloor heating throughout, with individual thermostats.



The residence has the benefit of a private garden and private parking as well as a garage, there is also plenty of visitors parking.



LOCATION

The Central Maltings is conveniently located in the village of Manningtree which is just 10 miles from the bustling town of Colchester. It is a short stroll to Manningtree centre which offers all of the daily necessities as well as renowned eateries such as The Mistley Thorn, The Red Lion and Lucca. There are many attractions within easy reach, Dedham Vale is a short drive and considered an Area Of Outstanding Beauty (AONB). Flatford Mill and Alton Water are also nearby. There is a great range of schooling nearby including, Manningtree High School and Highfields Primary School which has been recognised as Outstanding.

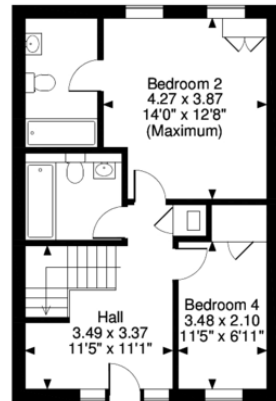
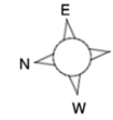
Ideal for the commuter - Manningtree Railway Station is one mile from here and offers train links to London Liverpool Street in around 1 hour. Mistley Railway Station is 0.7 miles away and equally offer links to the city



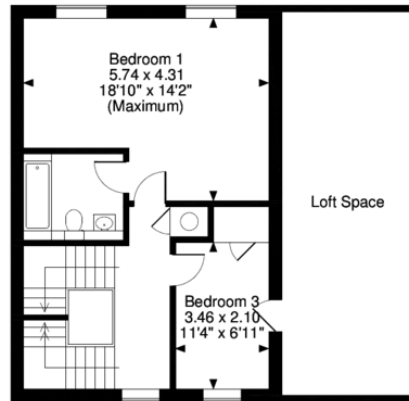




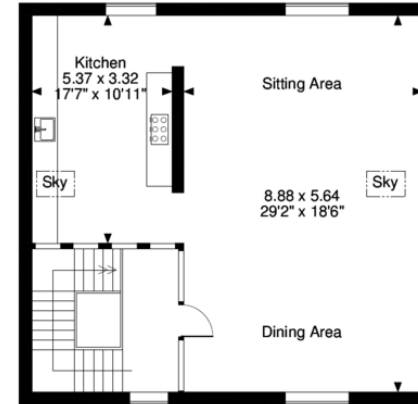
Central Maltings Kiln Lane, Manningtree
Approximate Gross Internal Area
Main House = 1909 Sq Ft/177 Sq M
Loft = 308 Sq Ft/29 Sq M
Total = 2217 Sq Ft/206 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8389022/RIB

65 North Hill, Colchester,
Essex, CO1 1PX

www.fineandcountry.com
01206 878155
charlotte.coleman@fineandcou
ntry.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements