



## High Street, Mistley, Manningtree

This characterful Georgian house and former Post Office, occupies a fantastic Quayside position overlooking the River Stour, in the AONB Conservation area of the village of Mistley. Retaining many period features, this property offers exceptional potential for stunning living spaces configured over three floors as well as adding considerable value. There is the possibility of utilising some of the property for a commercial or business venture.

Guide price £400,000

# High Street

Mistley, Manningtree, CO11



- Period home retaining features
- Planning permission granted
- Possibility for commercial or business venture
- Amazing pubs/restaurants within walking distance
- Prime village location
- Potential to add considerable value
- Estuary views
- Area of outstanding natural beauty (AONB)
- Exceptional living space configured over 3 floors
- Stunning walks

### The Property

This period property, set across three expansive floors, offers a remarkable opportunity for renovation to restore a home brimming with historical charm and character. Granted with planning permission for renovations and extensions to 3,000sq ft, this project is ideal for those ready to undertake a comprehensive renovation to transform this property into a stunning and valuable home. Despite its need for a total overhaul, the property retains many of its original period features, which will serve as a beautiful foundation for its restoration.

Set across three floors, the space within the house allows for a flexible redesign, accommodating everything from multiple bedrooms and bathrooms to living areas and bespoke spaces such as studies or studios. Each room offers the potential to blend modern design with classic features, enhancing the home's character and appeal.

One of the property's standout features is the estuary views offered from select rooms. The existing planning permission is a considerable asset, allowing immediate commencement of major works, including structural changes and expansions that capitalise on the property's layout.

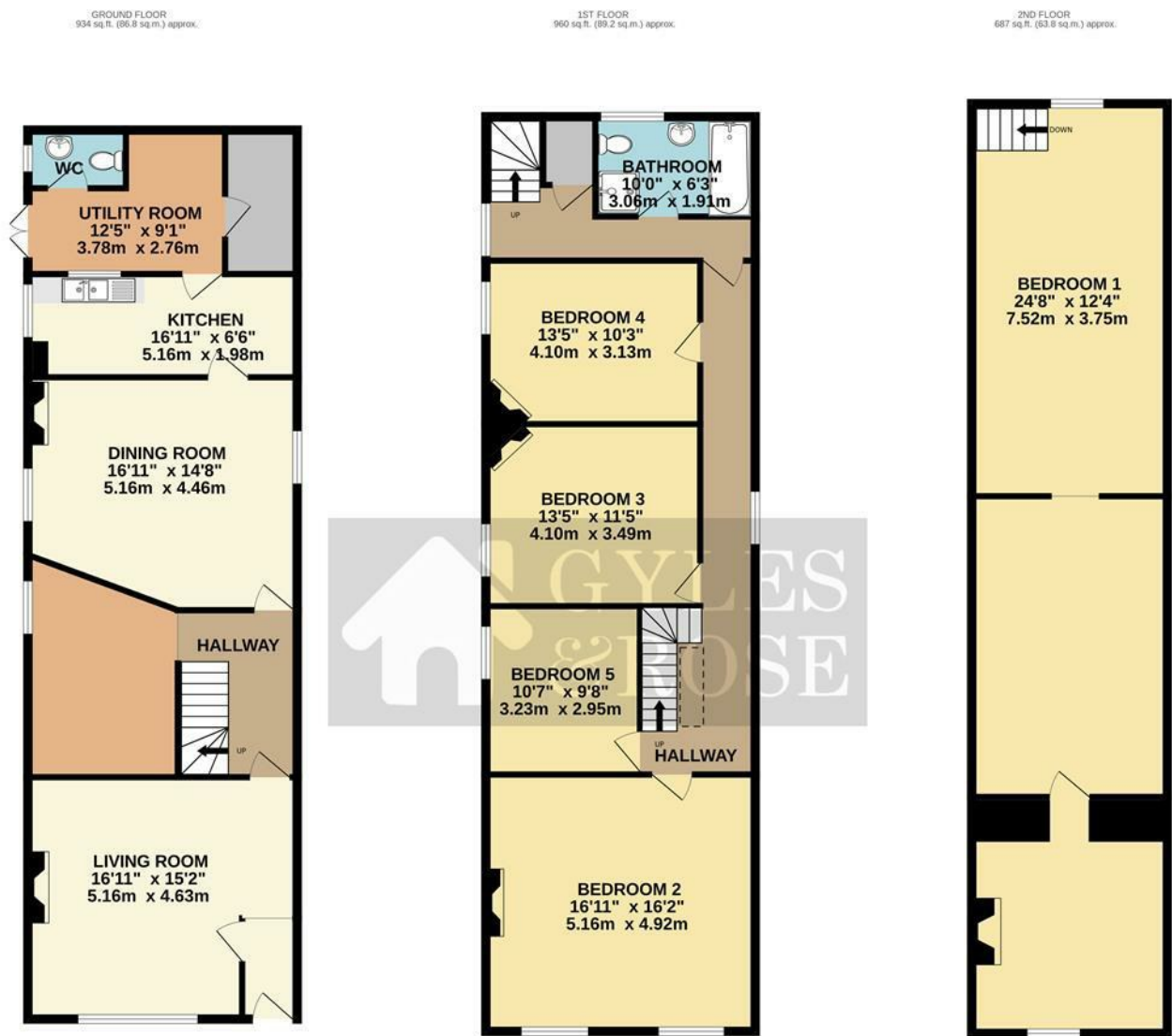
The need for a total overhaul presents an exciting challenge but also a rewarding project. Given its substantial scope for transformation, the property promises not just a return on investment but also the satisfaction of preserving and enhancing a piece of history. Having previously operated as a village post office, this stunning Georgian property also presents a rare opportunity for those seeking commercial opportunities alongside a beautiful residence.

### The Outside

Private rear garden surrounded with attractive red brick wall. The south facing garden basks in sunshine throughout the day and also provides a blank canvas for a prospective home owner to add their own stamp in design and landscaping.



Floor Plan



TOTAL FLOOR AREA : 2581 sq.ft. (239.8 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		