

THE MODERN HOUSE



Mistley, Essex
Sold

High Street

This characterful Grade II-Listed Georgian house occupies a fantastic Quayside position overlooking the River Stour, in the AONB Conservation area of the village of Mistley, Essex. Spanning four storeys, with two bedrooms, the house retains wonderful original features, paired with sensitive modern interior detailing. A lush, leafy garden is set at the back of the house, where a self-contained office or studio can be found. Mistley train station is a four-minute walk from the house, providing direct links to London Liverpool Street in just over one hour.

The house, thought to have been built around 1730, saw a complete renovation eight years ago; the roof and rafters were replaced, the entire house re-wired and re-plumbed and two new bathrooms were added. The original features such as fireplaces, sash windows and floorboards were sensitively restored and a pared-back, clean, modern interior detailing introduced.

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Deep, flowering beds of cottage-garden perennials and two mature olive trees set the house back from the high street, with a gated pathway leading to the front entrance, bordered by wrought-iron fencing.

The ground-floor level has been well organised in a sociable, open-plan layout; the central dining area with an original Pither stove. An interlinking modern kitchen is set to one side, with hand-crafted cabinetry and deep shelves cut into rendered walls. Natural oak floorboards run underfoot and a large sash-window frames views out across the river.

The adjoining staircase leads up to the principal living room, a cosy and welcoming space with an open brick fire, wide stripped-back floorboards and thick oak beams. The interior colouring is light, with a creamy distemper on the walls. The bathroom is also located on this level.

A beautifully light master bedroom suite occupies the top floor, with a workspace tucked into the landing space. From the top bedroom, ships can be seen coming in at night, lit by the moon reflecting across the ripples.

A second double bedroom is positioned at lower-ground level – a well-proportioned space offering great versatility of use. There is an adjoining bathroom, ample storage space spanning one wall, and french windows leading out to the sunny rear garden and allowing light to flood into the room. The self-contained office or studio is set aside the house and provides a quiet and peaceful space to work.

The garden is a wonderful suntrap, with stone paving underfoot and a black weather-boarded garden shed, with a power point, positioned at one end. Mature pomegranate, fig and loquat trees offer dappled shade – a pleasing spot to eat outside in warmer months.

A gate at the foot of the garden leads directly to the Quay which has been a trading port for many centuries. From the 18th Century the Quay was the embarkation point for ships taking grain to London, whilst today, historical weatherboard buildings house artists' workshops and a tea shop.

Mistley is a village well-loved for its lively community and independent spirit. Fresh fish is supplied to local residents once a week and the high street has a number of well-regarded restaurants including the Mistley Thorn and Mistley Kitchen Shop, selling fine wines, local produce and provisions and host to regular cookery workshops.

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A short walk along the riverside leads to the pleasant town of Manningtree and its good selection of independent restaurants including Lucca, well-known for authentic wood-fired pizzas. There is also a popular Moghul Indian Restaurant, good local market, wholefood store, wine bars and the traditional Red Lion pub, which has regular live jazz and film nights. There is also a sailing club, art gallery, library, theatre, vintage shops and all the necessary day-to-day amenities.

Other nearby local attractions include Beth Chatto's gardens at Elmstead Market, Jimmy's Farm and Flatford Mill in East Bergholt. The River Stour has a great offering of water sports including sailing, canoeing and cruising. The popular locations of Snape, Aldeburgh and Southwold are within easy reach, alongside an excellent selection of schools, also nearby.

Connections via rail and road are excellent, with good access to the A12 and direct rail connections from both Mistley and Manningtree stations, reaching London Liverpool Street in approximately 65 minutes.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.