



Lower Harlings, Shotley Gate
Offers In Excess Of £250,000

Lower Harlings, Shotley Gate

Situated in the picturesque village of Shotley Gate, this well presented two bedroom end of terrace home is ideally suited to first-time buyers, couples, or young families seeking a peaceful yet well connected setting. Occupying a generous corner plot, the property offers excellent outside space along with ample off road parking, a car port, a double garage with power, and an electric vehicle charging point, perfect for modern living.

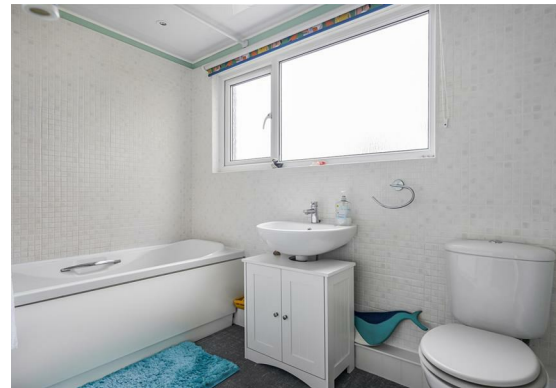
The accommodation begins with a welcoming entrance hall leading through to a bright and comfortable sitting room, complete with a characterful log burner and direct access to the rear garden, ideal for both relaxing and entertaining. The modern kitchen is well equipped with an induction hob, oven, integrated dishwasher, microwave and fridge freezer, providing a practical space for everyday use.

Upstairs, there are two well proportioned bedrooms, served by a contemporary family bathroom.

Externally, the rear garden is partly laid to lawn and offers a fantastic space for families, with additional features including a substantial log cabin, greenhouse, and a tranquil pond. A covered pergola seating area creates the perfect spot for outdoor dining or unwinding.

Shotley Gate offers a wonderful village lifestyle with local amenities, scenic countryside walks, and access to the River Stour all close by, making this a superb opportunity to acquire a well-rounded home in an attractive location.





- VILLAGE LOCATION
- CORNER PLOT
- DOUBLE GARAGE & CAR PORT
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- LOG BURNER
- GENEROUS REAR GARDEN APPROX 100ft (STS)
- ELECTRIC CAR CHARGER
- VIEWINGS HIGHLY RECOMMENDED

LOCATION

Shotley Gate is a charming waterside village set on the Shotley Peninsula, where the River Stour meets the River Orwell. Known for its maritime heritage and relaxed coastal atmosphere, the area offers scenic coastal walks, a popular marina, local pubs, and a selection of everyday amenities, creating an appealing lifestyle for residents.

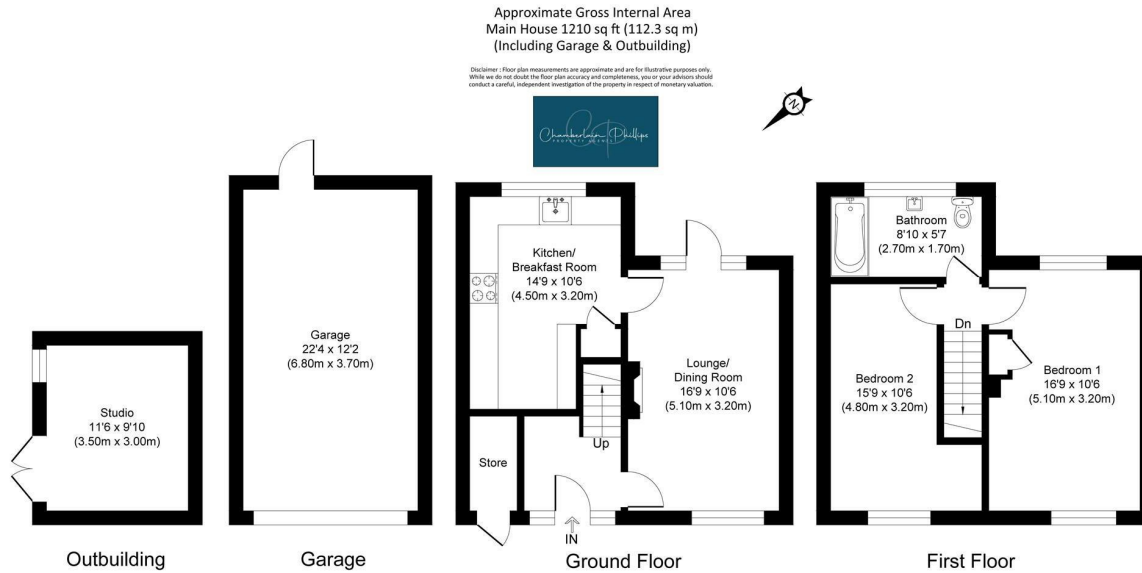
The village is well positioned for access to the wider area, with Ipswich, Felixstowe, and Colchester all within easy reach. Manningtree, just across the water, provides a mainline railway station with direct links to London Liverpool Street, making Shotley Gate an ideal location for those seeking a balance between peaceful village living and convenient connectivity.

Agents notes:

Tenure - Freehold
Council Tax - Band A
Services Connected - Mains
Electric/Water/Drainage
Heating - Oil
Telephone & Broadband - EE, O2, three, Vodafone is good & Superfast broadband available (source Ofcom)



Floor Plan



Area Map



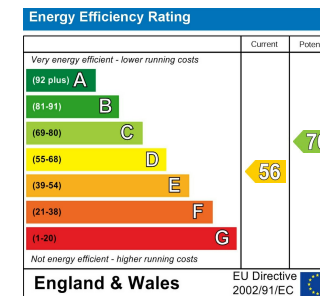
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



Council Tax Band - A

Tenure - Freehold