



Stable Cottage

Harewood, Calstock, Cornwall, PL18 9SQ

Price Guide £400,000



Property

Offered with no onward chain, a recently converted light and spacious barn, providing a delightful home, situated in a quiet position on the edge of the outskirts of the village, along a no-through lane.

The accommodation briefly comprises: Entrance hall, cloakroom, open plan living room with kitchen and dining area, 3 first floor bedrooms, one with ensuite cloakroom, bathroom, double glazing, oil fired central heating with under floor heating on the ground floor, off road parking, low maintenance garden with paved seating area. Internal viewing is strongly recommended.

Accommodation

Entrance door to:

Entrance Hall

Staircase rises to the first floor, door to:

Cloakroom – 6' x 5' 8 (1.84m x 1.76m)

Fitted with low level w.c. and pedestal wash hand basin, space and plumbing for automatic washing machine, spotlights.

Living Room/Kitchen – 30' 5 x 18' 2 (9.30m x 5.56m) max (overall measurement)

Two full height doors and windows leading out to the south facing patio/terrace and garden area, further double glazed window to the side, additional double glazed door and window to opposite gable end,



Living Room/Kitchen Continued

which also provides access to the side of the property.

Kitchen Area

Free standing kitchen units with wall cupboards, double drainer unit, electric Belling cooker and dishwasher, recessed spot lighting,

Staircase from the hall rises to:

First Floor Landing

Spacious landing with Velux window and radiator, part exposed 'A' frame beams, doors to:

Bedroom 1 – 15' 10 x 12' 1 (4.87m x 3.68m)

Window and 'Juliet' balcony to the front overlooking the garden, vaulted ceiling with exposed 'A' frame, radiator, door to:



Ensuite Cloakroom

Fitted with low level w.c., wash hand basin in vanity unit with cupboard below, heated towel rail, electric shavers point.

Bedroom 2 – 12' 5 x 12' 1 (3.82m x 3.68m) max inc door recess

Vaulted ceiling with exposed 'A' frame, window with 'Juliet' balcony overlooking the garden, radiator.

Bedroom 3 – 12' 4 x 7' 1 (3.77m x 2.16m) max

Part exposed stone wall with low arched window, vaulted ceiling with Velux window, radiator.

Bathroom – 6' 8 x 5' 10 (2.06m x 1.82m)

Fitted with panelled bath with mixer taps and shower attachment, low level w.c., wash hand basin in vanity unit with cupboard below, separate fully tiled shower cubicle, Velux window.



Outside

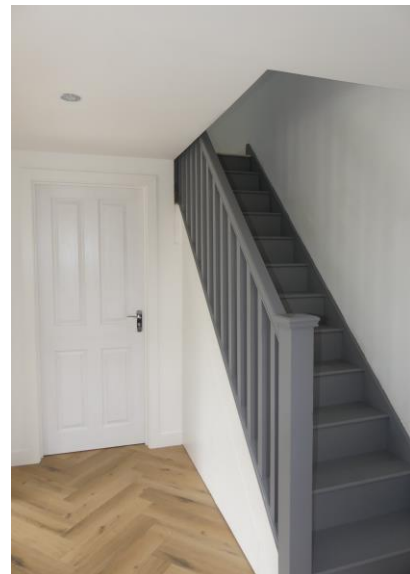
A five bar gate opens onto a gravelled drive which provides off road parking to the side of the property, from here there is access to the oil tank and the oil fired boiler is located to the side.

To the front of the property there is an area of lawn and a large south facing patio/seating area. To the opposite side there is an outside water tap and door providing access to the kitchen.

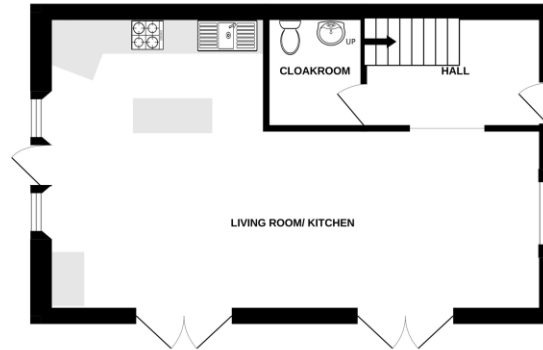
COUNCIL TAX: TBC

LOCAL AUTHORITY: Cornwall

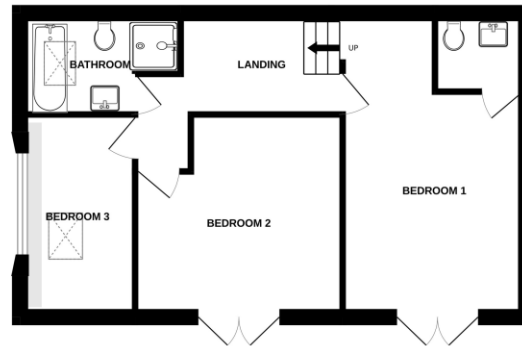
POSTCODE FOR SAT NAV: PL18 9SQ



GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.

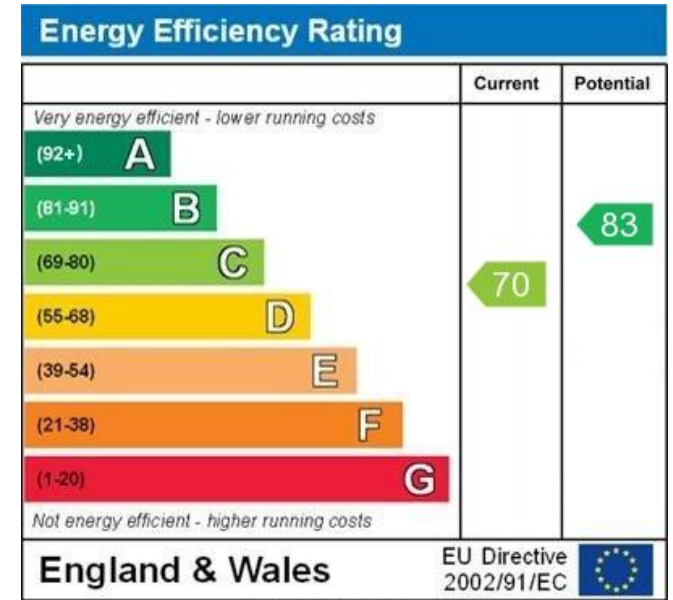


TOTAL FLOOR AREA: 1135 sq.ft. (105.5 sq.m.) approx.

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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Tel: 01822 665040

Mob: 07887 893217

Email: steve@steve-england.co.uk

Websites: www.steve-england.co.uk

www.rightmove.co.uk

Little Orchard, North Road, Yelverton, Devon, PL20 6EE

