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**Freehold : Council Tax Band C
EPC Rating E**

Higher Brooklands , Harrowbarrow

BELVOIR!

Offers in excess of £250,000



Key Features

- > Two Bedroom Semi-Detached Bungalow
- > Driveway & Garage
- > South Facing Rear Garden
- > Spacious Living Room
- > Conservatory

*** NO ONWARD CHAIN! ***

An attractive semi-detached bungalow nestled away in a desirable and semi-rural position on the fringes of Harrowbarrow, Cornwall.

This wonderful property sits within the Tamar Valley which has been designated an area of outstanding natural beauty, famous for its stunning scenery, countryside and riverside walks.

Features include; gated entrance, driveway for multiple vehicles, detached garage currently utilised as a utility room with worktops and fitted units, spacious living room with feature fireplace, conservatory overlooking the garden, a fitted kitchen with built-in electric oven and hob, a good sized wet-room, two double bedrooms.



LPG gas central heating, brand new sewerage treatment plant and soakaway & more!

One of the most charming features of the property is the superb, well-stocked and mature rear garden set over several tiers and offering various areas to enjoy both gardening and entertaining!

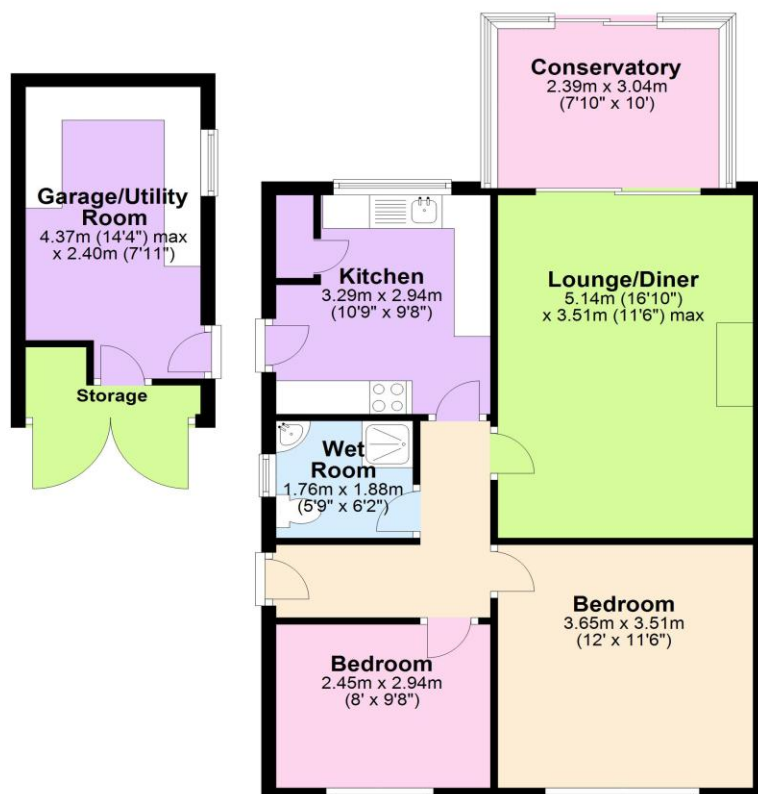
This distinctive home offers something truly unique in the current marketplace and needs to be seen to be fully appreciated!

Call today to find out more!

The nearby village of St. Ann's Chapel, located approximately half a mile away, provides excellent local amenities including two garages, a small supermarket with adjoining fish and chip takeaway, a welcoming public house with restaurant, and a visiting post office, whilst the nearby town of Callington offers a more comprehensive range of amenities including supermarkets, schools', doctors' and veterinary surgeries. The property is well situated in East Cornwall with areas of the South Cornish Coast within 20 miles.

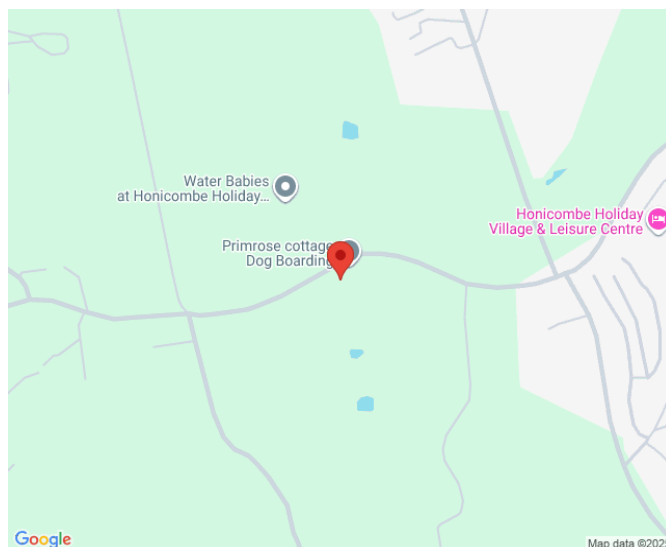
Ground Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



Total area: approx. 77.6 sq. metres (834.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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Contact us today to arrange a viewing...

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01752 850440