



Grey Nelly House



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Harrowbarrow, Cornwall, PL17 8BG

Train Station/Mini-Supermarket 2 miles • Callington 3 miles •
Tavistock 7 miles • Dartmoor 7.7 miles • Plymouth 18.5 miles

A unique contemporary home of 2,000 sq.ft, with striking 4/5-bedroom accommodation enjoying wonderful countryside views, and complete with a large rear garden and gated drive.

- Stylish, Unique Modern Home
- Open-plan Living Areas
- Sizable Terraced Gardens
- Wonderful Countryside Views
- Freehold
- 4/5 Bedrooms, 3 Bathrooms
- Striking Contemporary Style
- Large Gated Tarmac Driveway
- Quiet, Edge-of-village Location
- Council Tax Band: E

Guide Price £595,000

SITUATION

This impressive detached house sits within a large plot amounting to just over a quarter of an acre, set back from the village road and enjoying fantastic, panoramic countryside views to the front. Local facilities and amenities are within easy reach. Harrowbarrow is a quiet, unspoilt village within an easy distance of both Callington and Tavistock, and just outside of the Tamar Valley National Landscape (formerly AONB) thereby providing excellent opportunities to walk and explore the region's rich heritage. The village is served by a post office and a school, with neighbouring villages collectively having an excellent range of facilities and amenities including shops, fuel stations, an Asda mini-supermarket (2 miles away) and several pubs. Gunnislake train station is also 2 miles away and provides a direct connection into the City of Plymouth. Tavistock, 7 miles away, is a thriving market town in West Devon with a superb range of shopping, recreational and educational facilities. Plymouth is 18 miles to the south.

DESCRIPTION

This is a spacious, one-of-a-kind home which was built in 2017 and has been in our client's ownership for 7 years. The house has a versatile layout, with some incredibly striking and appealing accommodation set out over several levels, to include contemporary open-plan living space and up to five bedrooms and with three bath/shower rooms.



As a modern build, the house has high-quality fixtures and fittings throughout, with excellent energy efficiency (B-rated EPC) and low running costs. The house also benefits from a sizable gated driveway to the front and large terraced garden to the rear which offers peace, privacy and shelter, making this property perfect for those with active families or who enjoy entertaining and socialising.

ACCOMMODATION

The house is arranged in a multi-level layout with the striking, principal living areas being open-plan and flooded with natural light throughout.

The accommodation can then be summarised as follows: on the ground floor, an entrance hall with a good-sized cloakroom off; a dedicated utility room; a well-proportioned games room which could be used as a bedroom, gym, home office or for various other purposes; the kitchen, at first floor level, which is equipped with an excellent range of contemporary units with composite worktops, incorporating a Rangemaster stainless steel sink and AEG appliances including an induction hob, double oven, separate microwave and dishwasher, integrated AEG fridge and freezer; a sunken sitting room with bi-fold doors out to raised decking at the front of the house; a separate dining area with bi-fold doors out to the rear garden; a separate reading/snug sitting area with its own door out to the rear garden; two bedrooms, including the master suite which enjoys fantastic views to the front, with dressing room and en suite shower room; a fully tiled standalone family bathroom; two further double bedrooms on the second floor, and; a standalone shower room.

OUTSIDE

The house is approached over a very large, gated tarmac and gravelled drive which provides extensive parking space. To the front of the house, outside the sitting room, is a timber decking area whilst the sizeable principal garden, to the rear of the house, is terraced over several levels and includes an area of woodland garden at the uppermost tier. Running the length of the back of the house is a good-sized timber decking area where there is power, water and lighting available, with three entry points back into the house, making it perfect for entertaining of outdoor dining.

SERVICES

Mains water, electricity and drainage. Oil-fired underfloor heating on the first and ground levels, central heating to the second floor. Aircon units are installed in the sitting room and bedroom four. Ultrafast broadband is available, and mobile voice/data services are available from all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

- 1. East Cornwall is well-known for its history of metalliferous mining. There are no known mine workings or features affecting this property.
- 2. The property owns the tarmac driveway up to the highway. The neighbouring property benefits from a right of way over the lower part of the drive.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458



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