



Higher Brooklands







# Higher Brooklands

Harrowbarrow, Cornwall, PL17 8JN

Train Station/Mini-Supermarket 1.2 miles • Access to River Tamar (Calstock) 2.5 miles • Callington 3 miles • Tavistock Town Centre 6 miles • Dartmoor National Park 6.7 miles • Plymouth 18.5 miles

A substantial, newly refurbished home amongst beautiful, large gardens and grounds, in a peaceful yet accessible countryside location, together with a sizable stone barn for conversion and a meadow field, 6.40 acres in all.

- Newly Refurbished Character Residence
- South-facing Grounds, Approx. 2.7 Acres
- Meadow Field of 3.16 Acres
- Quiet yet Accessible Countryside Setting
- Freehold
- 4 Double Bedrooms, 3 Bathrooms
- Stone Barn in 0.5 Acres for Conversion
- 5.85-acre Field Available Separately
- No Onward Chain
- Council Tax Band: F

Guide Price £975,000

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## SITUATION

This impressive and multi-faceted countryside home is situated in a peaceful and private location on the fringe of the quiet and unspoilt village of Harrowbarrow, within easy reach of local amenities and facilities, including the towns of Callington, to the west, and Tavistock, to the northeast. Harrowbarrow itself is served by a primary school, with neighbouring villages collectively offering an excellent range of facilities and amenities, including several shops, two fuel stations, an Asda mini-supermarket (1.2 miles away) and several public houses. Gunnislake train station is also 1.2 miles away and provides a direct connection to the City of Plymouth.

Harrowbarrow is just outside of the Tamar Valley National Landscape (formerly AONB), and there are excellent opportunities nearby to walk and explore the region's rich heritage, including the National Trust's Cotehele House and Estate, the picturesque Danescombe Valley and the popular riverside village of Calstock (all approximately 2.5 miles away), where there is a public slipway and boatyard. Tavistock, 6 miles away, is a thriving market town in West Devon offering a superb range of shopping, recreational and educational facilities. Plymouth is 18 miles to the south by road, whilst Exeter is around 45 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK

## DESCRIPTION

This substantial period house has recently been subject to a comprehensive programme of refurbishment and modernisation, and is now offered to the market, chain-free, for the first time in over 50 years. The house has retained a good deal of character, including beamed ceilings, slate window sills, painted stone walls, high skirting, detailed coving and original panelled doors, which sit alongside some high-quality, modern comforts and conveniences, including uPVC sash windows, stylish kitchen and bathroom fixtures, part underfloor heating, and finishing touches which include cast iron radiators, high aerial points for wall-mounted TVs in the bedrooms and low-level night lighting on the landing. Other improvements include full internal redecoration and new carpeting, a new central heating system and re-wiring. Externally, the house sits within 2.7 acres of wonderfully natural, meadow gardens and grounds, and is accompanied by a sizeable gated parking area, an attractive, detached stone barn for conversion and a further meadow field, totalling 6.40 acres in all. A further pasture field of approx. 5.85 acres is available by separate negotiation.

## ACCOMMODATION

The accommodation is accessed from the parking area beneath a canopied entrance into the kitchen/dining room and the ground floor can then be summarised as follows: a central sitting room overlooking the rear garden, the focal point of which is a stone inglenook fireplace housing a log burning stove; the newly fitted, dual-aspect kitchen/dining room; a sizable, triple-aspect conservatory linking the sitting room and kitchen, with double doors leading out to the gardens; a laundry/ground floor shower room; a large, triple-aspect utility/workshop with a range of bespoke timber units and worktops, which could be adapted for a number of uses including a studio, workspace, home office or games room.





Of particular note, the kitchen is equipped with an excellent range of cupboards and cabinets with timber worktops incorporating a 1.5-bowl stainless steel sink, plus a large quartz-topped island and breakfast bar. Integrated appliances include a dishwasher, microwave, fridge and freezer, plus an Everhot electric range cooker with double ovens and two warming plates.

On the first floor are four double bedrooms, three of which overlook the rear garden, including the master suite, which is comprised of a sizable double bedroom with a cast iron feature fireplace and an adjacent, well-appointed shower room. Finally, there is a standalone family bathroom which features a rain-style shower over the bath and a stone-topped vanity unit with a recessed sink.

### GARDENS AND GROUNDS

The house is approached into a good-sized, gated parking area with sufficient space for several vehicles. Immediately to the rear of the house is a sizable, newly laid, paved patio seating area, which can be accessed from the conservatory and, in common with the rest of the grounds, faces south. There are several external water and power supply points. The principal grounds are largely laid to meadow and parkland, and also feature some established native trees, bordered by a considerable area of woodland. Adjacent to the house is an attractive two-storey barn and attached garage, with its own sizable gated parking area, a further detached carport and stores, and its own large gardens, approx. 0.5 acres in all. A planning application has been submitted to convert the barn into a 4-bedroom, independent dwelling and awaits consent from the local planning authority. A sketch plan of the proposed layout is included with these particulars. TO the south is a further meadow field amounting to approximately 3.2 acres, which has been left to rewilding. At the western end are naturalised ponds and waterways through which there is a mowed pathway. There is a right for this land to draw water from a lake in the valley.

### ADDITIONAL LOT

Available by separate negotiation is a single field to the north of the house, across the lane, amounting to approx. 5.85 acres, interspersed with some established trees. There is a stream running along the field's western boundary.

### SERVICES

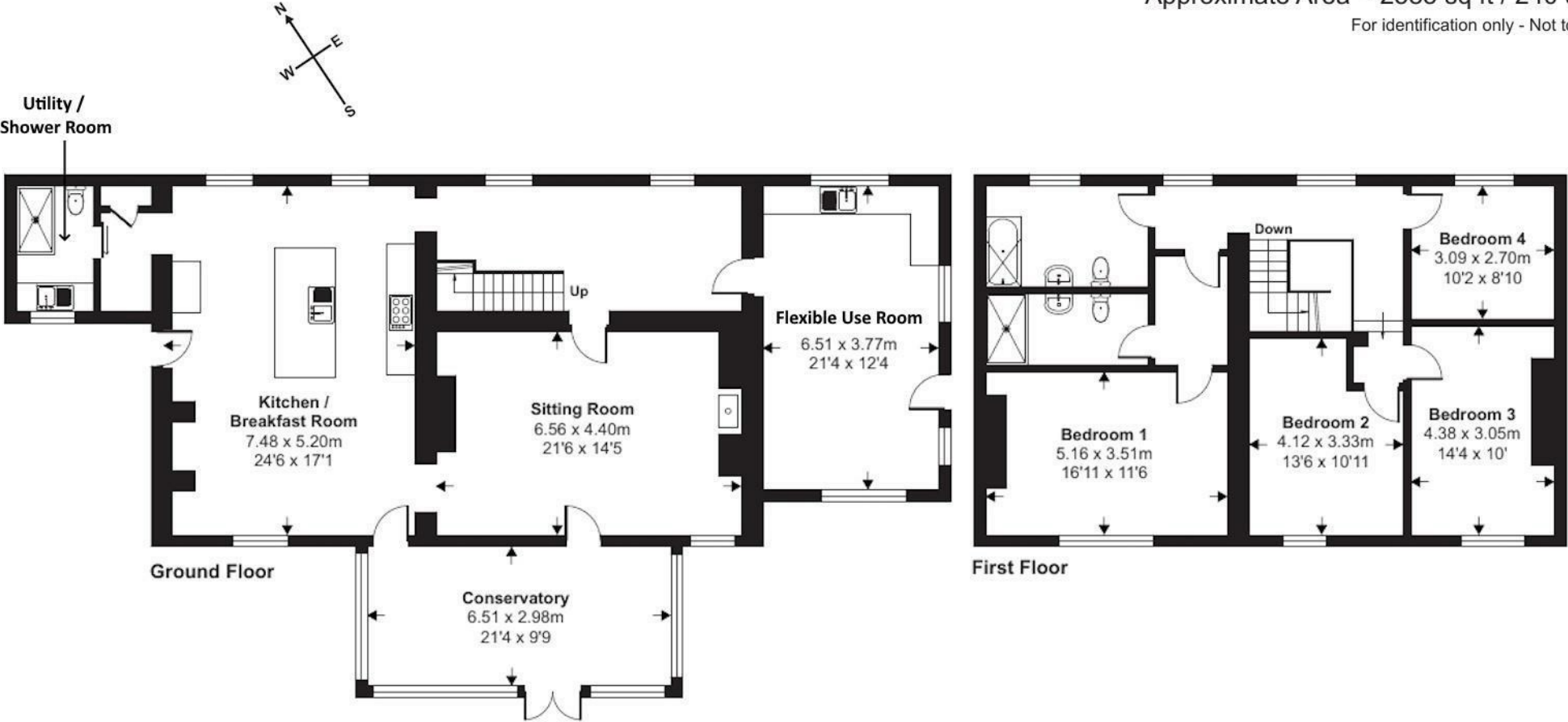
Mains water and electricity. 9x PV solar panels. LPG-fired central and underfloor heating. Private drainage via a new sewage treatment plant. Ultrafast broadband is available. Variable mobile voice/data services are available from all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTE

East Cornwall is well-known for its history of metalliferous mining. No mine workings or features are known to affect this property.

Approximate Area = 2583 sq ft / 240 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1345476



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      | 71        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



