



Offers in Excess of £600,000 - Freehold
Harrowbarrow PL17 8BA

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ESTATE AGENTS

An opportunity to purchase an impressive detached home situated in the ever sought after village of Harrowbarrow which has been improved by the current vendors including the installation of air source heating. The ground floor includes a welcoming hallway, cloakroom, lounge with feature fireplace and wood burning stove, kitchen/breakfast room including quality appliances, dining room, utility/plant room and large conservatory which enjoys a lovely outlook across the rear garden. On the first floor the landing including a reading section, 4 bedrooms, shower room and family bathroom can be found. From a number of the rooms to the front elevation views can be enjoyed.

Outside to the front there is a walled garden with paved parking for numerous vehicles and includes an electric car charging point. The attractive rear gardens include different sections which are well maintained and stocked with a variety of shrubs, flowers and trees. There is a patio and decked terrace complete with pergola for alfresco dining and entertaining. There is also a detached out building. A viewing for the property, gardens and location is highly recommended.



Situation:-

Harrowbarrow is set within the Tamar Valley which has been designated an area of outstanding natural beauty, famous for its stunning scenery, countryside and riverside walks. Harrowbarrow has several local amenities including post office/store, bus service, village hall and primary school with outstanding reputation. The neighbouring village of Metherell less than a mile away has a traditional public house. The larger village of Gunnislake is approximately 3 miles and has the added benefit of a railway station with regular services to Plymouth. The nearby town of Callington offers more comprehensive amenities including petrol station, supermarket and a further range of shops.

The city of Plymouth is approximately 18 miles distant where there is a main line train service to London Paddington and is a vibrant waterfront city packed full of attractions, activities, shopping, entertainment and sightseeing.

Utility/Plant room:- 7'10" (2.39m) x 6'2" (1.88m)

This incorporates the hub and controls for the air source heating, solar panels, battery storage and water. Plumbing and space for washing machine. Radiator, consumer unit, tiled flooring, double glazed window to the side elevation and worktop surface.

Conservatory:- 17'4" (5.28m) x 11'0" (3.35m)

Having wood flooring, double glazed units to the side and rear elevation overlooking the attractive rear garden. Bi-fold triple doors, radiator, modern wood burner fire, anti glare roofing with a roof window.

Landing:- 9'2" (2.79m) x 3'2" (0.97m)

Split landing, with double glazed windows to both front and rear elevations. Reading/seating area with distant countryside views. Storage cupboard and radiators. Ceiling air filtration and positive ventilation system (PIV). Access to loft which has copious storage space.



Hallway:- 7'4" (2.24m) x 11'0" (3.35m)

Main entrance door, frosted windows to the front and side elevations, radiator, wooden flooring. Staircase rising to the first floor, beams, storage cupboard with shelving. Doorways to the kitchen and lounge. Under stairs storage cupboard with cloak hanging rails.

Cloakroom:- 2'10" (0.86m) x 3'11" (1.19m)

Consisting of a low level wc, wall mounted wash hand basin with tap over, window with frosted glass to the rear elevation with a deep wooden sill, part tiling to the walls.

Lounge:- 16'0" (4.88m) x 15'7" (4.75m)

The principal reception room has a feature granite fireplace housing the multi fuel burner set on a slate hearth. Windows with shutters to the front elevation with deep sill, radiators. Rear door with shutters gives access to the patio.

Kitchen/Breakfast room:- 10'1" (3.07m) x 16'4" (4.98m)

Fitted with a range of wall and base units, square edge worktop surfaces, five ring Neff electric hob with a stainless steel canopy above incorporating the extractor fan. Eye level Neff double oven/grill, with a Neff microwave over, under unit lighting, plate display storage, built in dishwasher, fridge and freezer. Basket storage, two glass fronted and display corner display cabinets. Slate tiled flooring, area suitable for breakfast room table and chairs. Radiator, window to the front elevation with a deep sill. French doors give access through to the dining room. Double glazed door gives access through to the conservatory.

Dining room:- 7'11" (2.41m) x 12'9" (3.89m)

Window seat, window with shutters to the front elevation, window to the side elevation with a deep sill, radiator, wooden flooring, internal wooden door gives access to:-

Master Bedroom:- 11'11" (3.63m) x 16'11" (5.16m)

Good sized double bedroom having double glazed window to the front elevation with a deep sill. Wardrobes with hanging rails and shelving, radiator, double glazed window with a deep sill to the rear elevation with views.

Bedroom 2:- 9'10" (3m) x 13'5" (4.09m)

Double bedroom, with double glazed windows to the front elevation with a deep sill, radiator.

Bedroom 3:- 9'5" (2.87m) x 9'11" (3.02m)

Double bedroom having double glazed windows to the front elevation, radiator.

Bedroom 4/ Study 7'5" (2.26m) x 7'4" (2.24m)

Double glazed window to the front elevation enjoying the distant views, radiator.

Shower Room:- 6'0" (1.83m) x 6'8" (2.03m)

Comprising low level wc, wash hand basin, shower cubicle housing a double headed shower with tray, screen and doors. Double glazed frosted window to the rear elevation with deep sill, extractor, shaver point.

Bathroom:- 7'6" (2.29m) x 6'6" (1.98m)

Suite including a low level wc, wash hand basin, bath with a victorian style shower attachment and a further Mira shower over with head. Upright radiator, bathroom cabinet. Double glazed frosted window to the rear elevation, part tiling to the walls.

Outside:-

Front:-

Direct access onto a large brick paved drive, suitable for numerous vehicles. Edged with flower and shrub beds. Electric car charging point and garden lighting points throughout. Side gate to rear garden.



Rear:-

The rear garden has a patio terrace ideal for a breakfast table and chairs. Pathway leads to the front. Wood store and attractive raised shrub and flower beds. The main garden is laid to lawn with a shaped pathway, further raised flower and shrub beds finished in railway sleepers. There is a pergola with a decking suitable for outside dining and entertaining. To the rear of the garden there is an out building and the garden is enclosed and private.

Services:-

Mains water and drainage, electricity, new air source heat pump heating, with solar panels and 20Kw of battery storage.

Council Tax:-

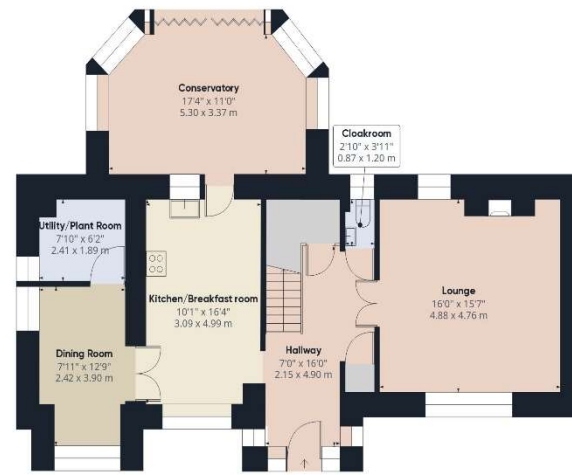
According to Cornwall council the council tax band is E.

Note:-

The property has previously been granted planning permission in 2018 for a one bedroom suite, study, sitting room and balcony extended out of a dormer window within the loft space. This permission has now expired but may be reinstated subject to a re submission and then being granted. (PA18/093888)







Floor 0



Floor 1

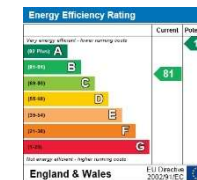
Approximate total area⁽¹⁾

1665.39 ft²
154.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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AGENTS Note:-

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.

Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.

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41 Fore Street, Callington, Cornwall, PL17 7AQ

Call Us: 01579 550590 | Email: info@dawsonnott.co.uk

www.dawsonnott.co.uk