



Guide Price £374,500 - Freehold  
The Shieling, Harrowbarrow PL17 8JQ

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ESTATE AGENTS

A spacious extended individual detached bungalow set on the fringes of the sought after village of Harrowbarrow enjoying extensive far reaching countryside views. Brief accommodation comprises:- Porch, Hallway, Large Lounge/Dining room with feature fireplace, Impressive Kitchen/Breakfast room, Cloakroom, 3 Bedrooms (2 Double) and Shower room.

Outside to the front there is a Garage, Driveway and Parking Bay together with a lawned garden. To the rear there are attractive gardens which are enclosed and include a greenhouse and shed. The property is warmed via oil fired central heating, has uPVC double glazing and a viewing is recommended.



#### Situation:-

Harrowbarrow is a popular village with its own shop/post office, village hall and primary school and is approximately 2.5 miles from the town of Callington and 3 miles from the large village of Gunnislake where there is a railway station with a regular train service into Plymouth. Tavistock, some 7 miles distant, is a thriving market town adjoining the western edge of the Dartmoor National Park. There are many recreational pursuits nearby for all the family including visiting the Tamar Valley an area of outstanding natural beauty.

#### Entrance Porch:- 4'3" (1.3m) x 4'1" (1.24m)

Accessed via uPVC double glazed entrance door, with inset glass panel and with stained glass and leaded light detail. The porch has uPVC double glazed encased and opening windows to the front and side elevation.

Internal door with inset frosted glass provides access through to :-

#### Bedroom One:- 9'10" (3m) x 12'3" (3.73m)

Double bedroom fitted with a range of bedroom furniture including wardrobes with hanging rails, shelving and storage space. Bed recess with storage cupboards above and display units which include glass shelving and two bedside cabinets. Radiator and uPVC double glazed window to the front elevation, enjoying views .

#### Bedroom Two:- 12'11" (3.94m) x 8'11" (2.72m)

Double bedroom, which would be ideal as a guest room having a fitted wardrobe, hanging rail , shelving and storage space. Vanity unit including cabinets, a shaped wash hand basin with tiled splashback, wall mirror, shaver light and cupboard above. uPVC double glazed windows to the rear and side elevation and radiator.

#### Bedroom Three:- 7'10" (2.39m) x 11'1" (3.38m)

uPVC double glazed window to the front elevation again enjoying the views, radiator.

#### Cloakroom:- 4'9" (1.45m) x 3'7" (1.09m)

Comprising of low level WC, wash hand basin, with tap over and cabinet below. Tiled splashback, part tiling to the walls, radiator and uPVC double glazed frosted window to the side elevation .



#### **Vestibule/Hallway:-**

Fitted with a range of cupboards including shelving, which could be used as a small computer station with enclosing doors. Radiator and archway through to the main hallway with access through to the main accommodation. Loft access, cloaks hanging cupboard with hanging rail and shelving space. Laundry cupboard with shelving. Internal door into:-

#### **Lounge /Dining room:- 20'9" (6.32m) x 15'6" (4.72m)**

Spacious reception room with uPVC double glazed windows to the front elevation and uPVC doubled glazed sliding doors giving access to the front which both enjoy nearby and far reaching countryside views in both the Devon and Cornwall counties. Radiators and uPVC double glazed window to the side elevation. Feature fireplace finished in slate with a recess set on a matching hearth and display areas. Recessed area and door into:-

#### **Kitchen:- 14'1" (4.29m) x 9'2" (2.79m)**

An impressive room fitted with a range of wall and base units with square edged work top surfaces. Stainless steel sink unit with one and half bowl and drainer with tap over. Plumbing and under unit space for washing machine and tumble dryer. Drawer space, pan drawers and a pull out larder cupboard with stainless steel baskets, compartments and shelving. Eye level built in double oven/ grill. Four ring induction hob with modern canopy above incorporating the extractor and control unit. Recessed area suitable for upright fridge/freezer and double glazed windows looking through to the Conservatory, radiator, glass fronted display cabinet. Stable door gives access to the Conservatory.

#### **Breakfast room:- 8'11" (2.72m) x 8'11" (2.72m)**

Breakfast bar with useful base units underneath, with matching work top surfaces to those in the main kitchen area. Part tiling to the walls and uPVC double glazed windows to the rear and side elevations. A door way gives access to the lounge.

#### **Conservatory:- 15'0" (4.57m) x 7'2" (2.18m)**

With ample space for furniture, uPVC double glazed enclosing and opening windows to the side and rear elevation over looking the garden, reinforced roofing. Central heating and hot water boiler.

#### **Shower Room:- 8'5" (2.57m) x 5'3" (1.6m)**

Suite comprising of low level WC, vanity unit incorporating the shaped wash hand basin with tap over and cabinets below. Walk in double size shower with Mira electric shower with two shower heads, Aqua waterproof wall covering, shower screen and tray. uPVC double glazed frosted window to the rear elevation. Heated towel rail, extractor fan and wall mounted electric heater. Part tiling to the walls and shaver point.

#### **Outside to the Front:-**

The property is approached via an opening, with additional parking bay for two cars. There is a paved driveway which leads up to the garage and main entrance with parking for a further two to three vehicles. Outside lighting and a raised banked garden stocked with with mature shrubs and flowers. There is also a garden laid to lawn with a variety of shrubs and flowers, including spring flowering bulbs. A side pathway gives access to the rear garden.

#### **Outside to the Rear:-**

There is a paved pathway which gives access to the side and front elevation. At the rear there is a raised walled garden with flowers, shrubs, a tree, lawns, a greenhouse and a shed. The oil tank serving the central heating boiler is also situated here. The garden is enclosed with fencing and natural hedging. Rear access to the garage.

#### **Garage:- 8'10" (2.69m) x 18'9" (5.72m)**

With up and over door, power and light. Door at the rear giving access to the rear garden.

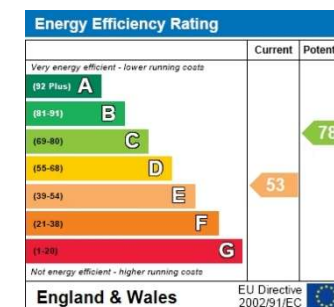
#### **Services:-**

Mains Electric, Water and drainage, with the central heating being oil fired.

#### **Council Tax:-**

According to Cornwall Council the Council Tax Band is D





AGENTS Note:-

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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.

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