



Yew Cottage, Harrowbarrow

PL17 8JG



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Guide Price £435,000

Situation:- Harrowbarrow is a popular village with its own shop/post office, village hall & primary school and is approximately 2.5 miles from the town of Callington hosting further amenities & facilities. Nearby there are many recreational facilities that can be enjoyed including the Tamar Valley.

- Detached Versatile Cottage in Beautiful surroundings
- Stunning Gardens
- Many Character features
- Either one or two dwellings
- Garage and ample Parking
- Recently fitted "Wren" Kitchen



This charming character cottage is located on the fringes of the sought after village of Harrowbarrow and has many character features including beamed ceilings, Lounge with fireplace housing the wood burner, display niches, exposed walling and deep window sills. A conservatory to the side provides an excellent choice for morning coffee and there is also a dining room providing a second reception room. The Kitchen has been recently replaced to include an impressive "Wren" fitted kitchen complete with Bosch integrated appliances. On the first floor Bedroom 1 is a double bedroom facing to the front and has an En suite Shower room. Bedroom 2 faces the rear and there is a recently replaced Bathroom. The annexe includes an entrance hallway which can be accessed either internally or externally, Double Bedroom, Porch, Bathroom, Lounge and Kitchen.

The cottage could suit a variety of buyers as the accommodation is versatile which could be used as individual properties or as one with a little redesigning. The current vendors have successfully rented out the annexe on a shorthold tenancy basis which obviously provides an income.

There is uPVC double glazing and calor gas fuelled central heating.



OUTSIDE

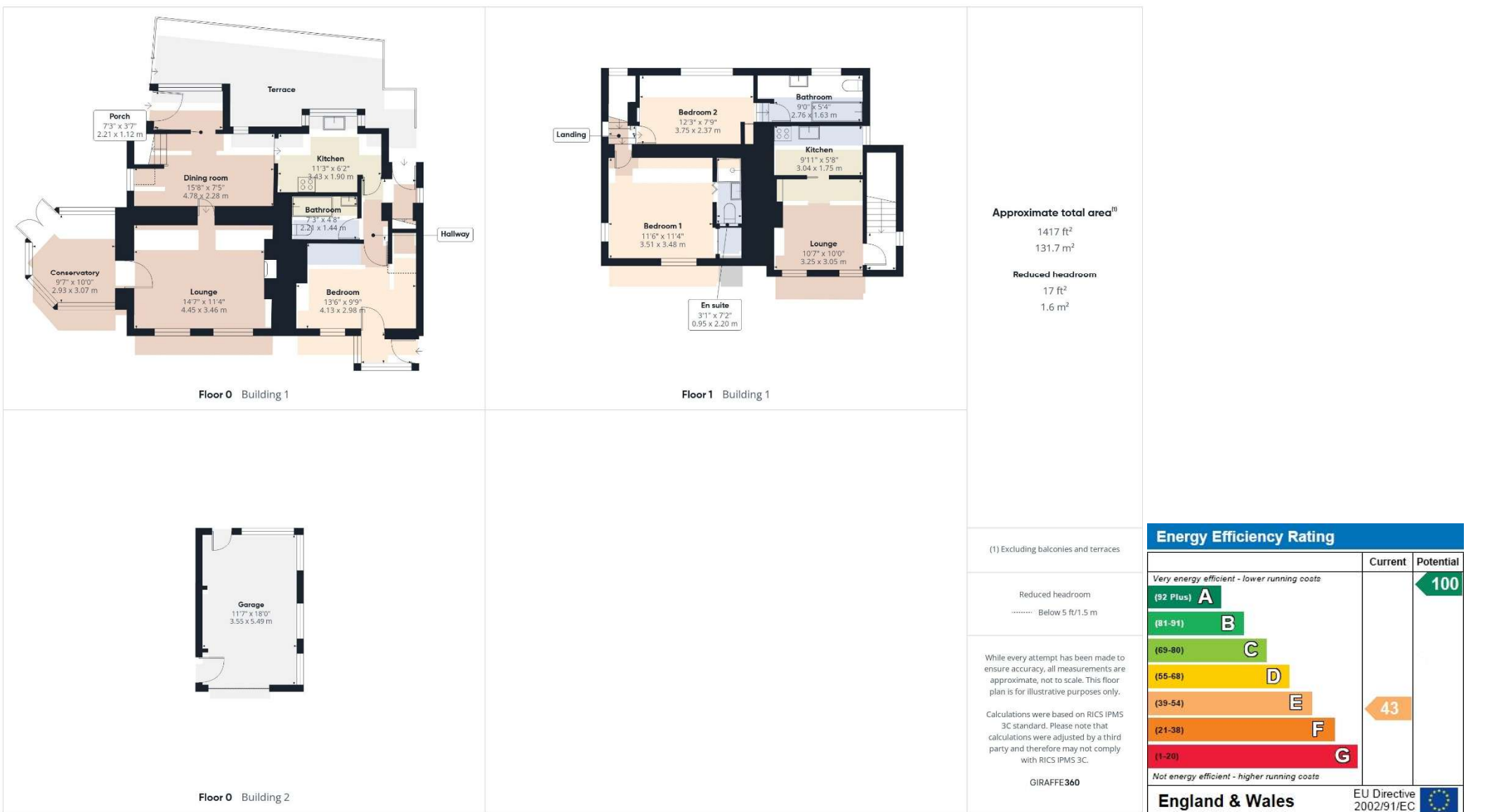
Outside double gates open to the long driveway providing ample parking leading up to the oversized Garage. To the side there is a level sited seating area and the decked terrace is located to the rear which is ideal for alfresco dining, barbecues and entertaining. The terrace overlooks the beautiful rear gardens which incorporate shaped lawns, trees and an abundance of flowers and shrubs providing an array of colour. There is a wildlife pond, Cornish walling, steps and pathways. Views can be enjoyed from a number of view points and the garden is private and enclosed. Please note the epc rating for the Annexe is an E.

Services:- Electricity and water. Calor Gas central heating and Septic tank drainage.

Council Tax:- The vendors have advised that the council tax bandings are B for the cottage and A for the annexe.

Note: The epc rating for the annexe is E





41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

