



Harrowbarrow

PL17 8JQ



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Guide Price £369,950

Situation:- Harrowbarrow is a popular village with its own thriving community, 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 across the Tamar Valley.

- **Detached Bungalow in Village Setting**
- **3 Bedrooms**
- **Large Lounge/Dining room**
- **Kitchen and Breakfast room**
- **Garage, Parking and Gardens**
- **VIEWING RECOMMENDED**



The property is approached via the driveway and pathway leading up to the front entrance Porch. This opens to a Hallway which has space for a small computer station and provides access to the bungalows internal rooms. There is a spacious Lounge/Dining room which enjoys nearby and far reaching countryside views both in Devon and Cornwall. There is a feature fireplace finished in slate and is a very social space to entertain in. There is an impressive Kitchen fitted with a range of wall and base units, built in induction hob and eye level built in double oven/grill together with a separate Breakfast room making this an ideal space for the family at meal times. From the Kitchen a stable door opens to the Conservatory which is a welcome addition and always a popular choice.

Bedroom 1 is a double bedroom and includes bedroom furniture and display units. Bedroom 2 is a double bedroom which would be ideal as a guest room hanging fitted wardrobes and a vanity unit. Bedroom Three faces the front again enjoying the views. The Cloakroom then follows and to finish there is a Shower room complete with low level WC, vanity unit, walk in shower with two shower heads and aqua waterproof wall covering.

The property has oil fired central heating and benefits from uPVC double glazing.

A VIEWING IS RECOMMENDED.



OUTSIDE

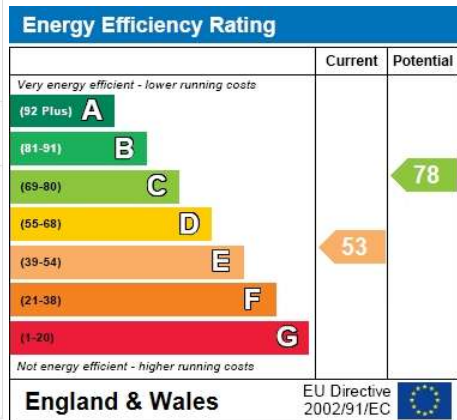
There is a paved driveway which leads up to the garage and main entrance with parking for a further two to three vehicles. Additional Parking bay. Outside lighting and a raised banked garden stocked with mature shrubs and flowers. There is also a garden laid to lawn with a variety of shrubs and flowers, including spring flowering bulbs. A side pathway gives access to the rear garden. 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:- With up and over door, power and light. Door at the rear giving access to the rear garden.

Services:- Mains Electric, Water and drainage, central heating being oil fired.

Council Tax:- Band D.





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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.

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