



Harrowbarrow, Callington

PL17 8BA



3



2



2

 dawsonnott.co.uk

DAWSONnott
ESTATE AGENTS

Guide Price £450,000

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 across the Tamar Valley.

- Beautifully presented open plan living
- 3 Spacious Bedrooms and Shower room.
- Master suite with walk in wardrobe and En-suite
- Solar panels and oil central heating
- Level spacious well maintained gardens
- Ample Parking plus room for a camper van/caravan



Dawson Nott are pleased to offer this beautifully presented detached bungalow situated in the popular village of Harrowbarrow. As the bungalow is slightly elevated it enjoys the far-reaching countryside views and the private situation. Although there are steps to the front access this is rarely used as there is also access to the property at the side.

The property offers generous open plan modern living with a quality fitted Kitchen to include integrated appliances, quartz work surfaces with lighting and quartz window sills. This flows to seating and a spacious formal Dining area. From the inner Hallway a door gives access to the generous family size Lounge which has been tastefully decorated with Bi-fold doors providing access to the garden. An additional focal point is the free-standing wood burner standing on a generous slate hearth. A further door gives access to the utility room. All of the main living areas have quality tiled flooring.

From the dining area a door leads to the hallway with access to the modern Shower room, Bedroom 3, Bedroom 2 and the Master suite, all of which are good size doubles. The master suite benefits from a walk-in wardrobe and spacious shower room.

Whilst the vendors have been in residence a number of improvements and up grading has been made to include installation of solar panels which battery storage which are owned outright, providing a significant saving. There is a new oil tank and cavity wall insulation. The oil fired boiler was replaced 18 months ago.



OUTSIDE

To the Front wrought iron gates allow access to the driveway. An enclosed level parking area provides parking for 4 vehicles with additional room for a camper van. 2 further parking spaces are available at the front of the property. The garden is mainly laid to lawn incorporating a wildlife pond. To the Rear a generous patio area offers ample seating and a spacious entertaining area. The level enclosed garden is laid to lawn, with shrub borders, fruit trees and a Summer house to sit and enjoy your past time. There is a fully insulated detached Office with power, Wifi and a further room offering ample storage space. Both enjoy countryside views. The garden has a private outlook.

Services:- Mains Electric, Water and Drainage. Oil fired central heating

Council Tax Banding:- The vendors have advised that this is Band E.

Agents Note:- Please be advised that since the EPC was carried out on this property further major improvements have been made to increase the rating.



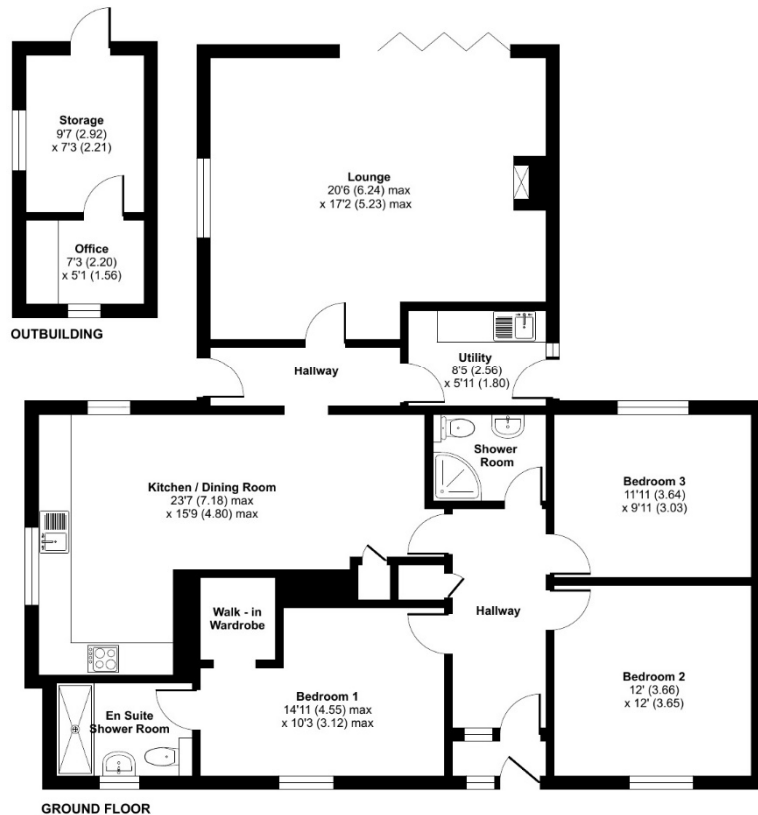
Lynfield, Harrowbarrow, Callington, PL17

Approximate Area = 1397 sq ft / 129.7 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 1507 sq ft / 139.9 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). © nichcom 2025. Produced for Dawson Nott Ltd. REF: 1356096

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

