



Town • Country • Coast



Harrowbarrow, Callington  
Guide Price £279,950





## Harrowbarrow, Callington

A rare opportunity to purchase a two bedroom detached bungalow located in a sought after position boasting stunning countryside views and generous gardens. NO ONWARD CHAIN.

The property is in need of modernisation and asbestos and mundic have been found within the dwelling (full information available in the office upon request). However due to its location and plot size there is huge potential for development (subject to any necessary planning consent).

The current dwelling comprises: Entrance Porch, Entrance hall, Living room, Further reception room, Kitchen, Utility, Two bedrooms (one with Ensuite), Bathroom and Cellar with Workshop.

A main feature of the property is its mature gardens comprising approximately 1/3 acre with a variety of shrubs, flowers and bushes offering an abundance of seasonal colour meandering down the lower level with greenhouse and polytunnel to satisfy those with 'green fingers'.







**Porch**  
10'03 x 5'09 (3.12m x 1.75m)

**Hallway**

**Kitchen**  
13'06 (max) x 11'07 (4.11m (max) x 3.53m )

**Utility**  
7'08 x 5'11 (2.34m x 1.80m)

**WC**

**Living Room**  
13'07 x 11'06 (4.14m x 3.51m)

**Reception Room**  
21'11 x 8'0 (6.68m x 2.44m)

**Bedroom 1**  
13'07 x 11'04 (4.14m x 3.45m)

**En-suite**  
8'02 x 5'11 (2.49m x 1.80m)

**Bedroom 2**  
13'07 x 11'05 (4.14m x 3.48m)

**Conservatory**  
10'03 x 8'01 (3.12m x 2.46m)

**Workshop**

**Cellar**

**Tenure**  
Freehold

**Services**  
Mains electricity, drainage and metered water.

**Council Tax Band**  
B

**EPC**  
G/12

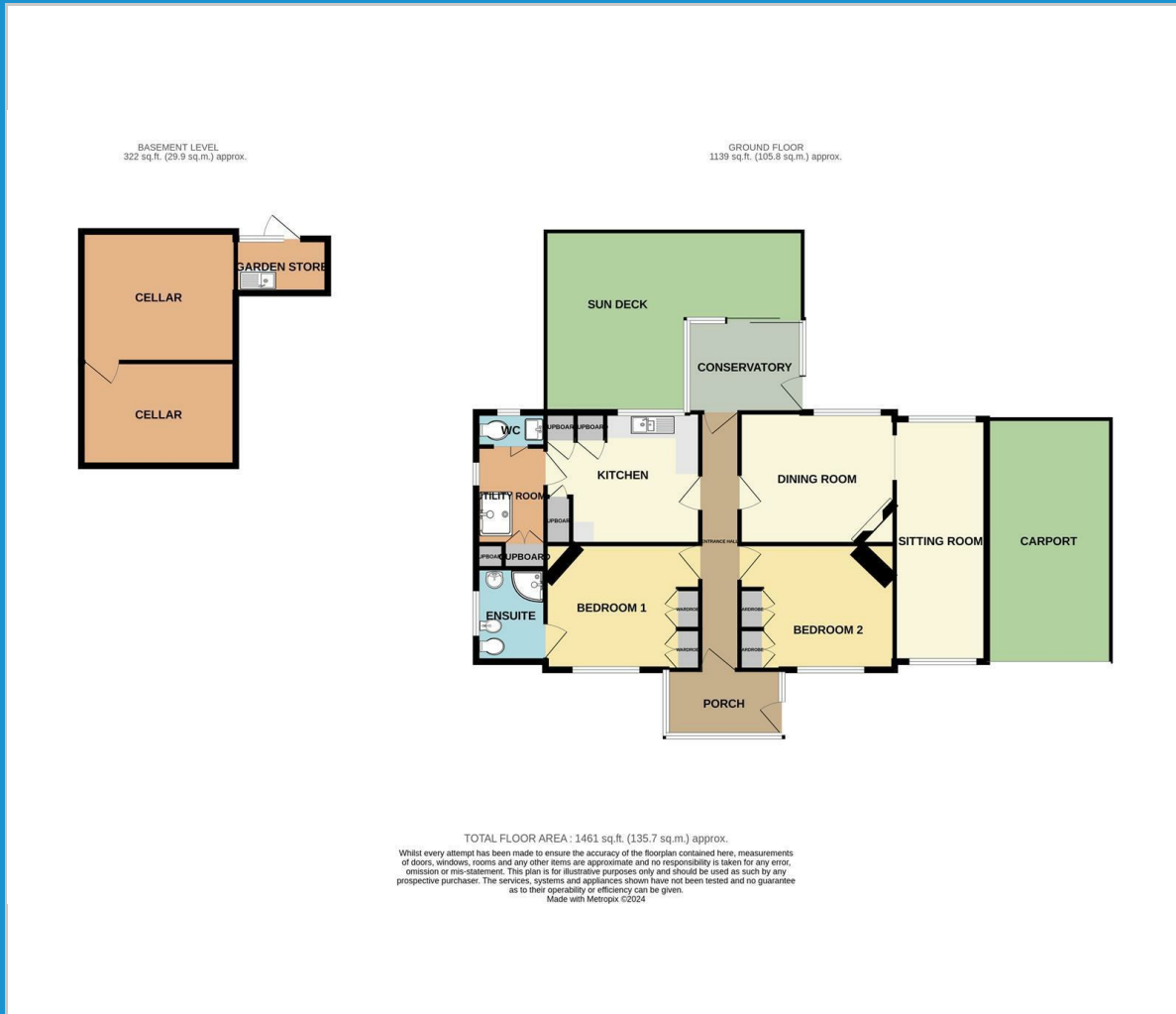
**Situation**  
Harrowbarrow is a highly desirable village in the Tamar Valley Area Of Outstanding Natural Beauty, boasting a thriving village hall, primary school, convenient well stocked shop, Church and children's play park. It is located near the popular National Trust Cotehele Estate. The nearby town of Callington also provides a wealth of amenities, including supermarkets, independent shops and cafes.

**Directions**  
From Tavistock, take the A390 through Gunnislake to St Ann's Chapel. Pass the Asda Petrol Station on your left and take the second left road after Delaware Primary School. Follow this down for just over a mile where the property can be found on the left hand side.





## Floor Plan



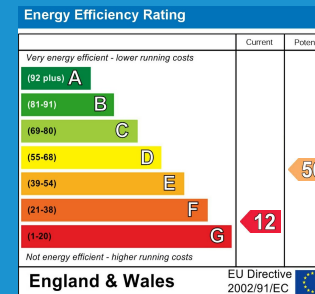
## Area Map



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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