

## Harrowbarrow, Callington, PL17

Offers Over £525,000

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An excellent opportunity to acquire a three bedroom detached bungalow on the edge of a sought after village in the Tamar Valley. This stylish family home has been finished to a high quality throughout and benefits from a modern and contemporary interior whilst offering 2,048 sq ft of accommodation. The property has been built by a well renowned local builder.

Situated within the village of Harrowbarrow and approximately 3.5 miles away from Callington and 7 miles from Tavistock. Amenities within the village include a post office, primary school, pub, church, children's play park and a thriving village hall. Gunnislake train station is 2 miles away with regular trains to and from Plymouth.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- 3 Double Bedrooms (1 Ensuite)
- Garage
- High Quality Finish
- Under Floor Heating Throughout
- Brand New Detached Bungalow
- No Onward Chain
- Private Driveway
- Energy Efficient
- Freehold

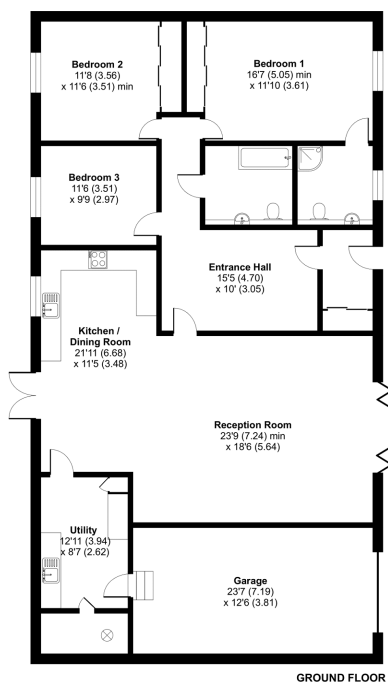
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Approximate Area = 1751 sq ft / 162.6 sq m

Garage = 297 sq ft / 27.5 sq m

Total = 2048 sq ft / 190.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2024. Produced for Ben Estates TA Ben Langton Powered By exp. REF: 113056