



West Grove



West Grove

Harrowbarrow, Callington, Cornwall, PL17 8JN

Tavistock 7 miles - Plymouth 18.5 miles - South Cornish Coast
19.2 miles

A stylish and well presented family home set amongst beautifully tended gardens with an adjoining paddock

- Detached Family Home
- Beautifully Landscaped Gardens
- Stunning Rural Views
- Adjoining Paddock
- Large Outbuilding
- Detached Family Studio
- Tenure: Freehold
- Council Tax Band: F

Guide Price £795,000

SITUATION

The property is situated on the fringes of Harrowbarrow, in a desirable and semi-rural position with incredible far reaching views. Within the village of Harrowbarrow is a shop/post office catering for day to day needs, a village hall, primary school and Church. Within the parish of Calstock, a similar pretty village within approximately 1 mile away offers a number of popular public houses, whilst the nearby town of Callington offers a more comprehensive range of amenities including supermarkets, schools, doctors and veterinary surgeries. The property is well situated in East Cornwall with areas of the South Cornish Coast within 20 miles.

DESCRIPTION

A most appealing and well presented property which has been successfully extended over time to create a wonderful family home. The property has retained much of the grounds that surround the property which consists of formal gardens, productive vegetable patches and an adjoining paddock. With a versatile layout in the main house and the addition of a separate family studio. The property presents a fantastic opportunity with substantial living space for those looking for multigenerational living or extended families.



ACCOMMODATION

The accommodation has been extended, modernised and improved throughout our clients' ownership to a high standard and now enjoys a number of modern day conveniences such as open plan living, solar panels and underfloor heating. From the front entrance, a large welcoming hallway leads through the ground floor with a useful store cupboard for coats and shoes. Glass panelled wooden doors leads through to an open plan sitting/dining room, tastefully extended with a sun room to enjoy stunning panoramic views. The sitting room has a contemporary gas fire and sliding doors to a decked terrace. The kitchen/breakfast room has been fitted both ends with a stylish kitchen including a range of quality appliances including an induction hob, oven and microwave, dishwasher and various sized drawers. In addition, there is an understairs store cupboard, a useful utility space and rear cloakroom.

The ground floor offers an extra double bedroom with a fully tiled shower room, perfect for guests or family who require single level living. The first floor presents the 4 main double bedrooms, with a principle ensuite bedroom and 3 of the 4 enjoying the far reaching rural views. Bedroom 2 is currently used as a study/family room, with a gas fire and door to the balcony. The first floor is completed by a family bathroom servicing the 3 bedrooms.

OUTSIDE

The property is approached via a gated driveway with ample off road parking and turning space for various sized vehicles. Front lawns either side of the driveway are bordered by various shrubs and trees of all sizes and colour, whilst the gardens to the rear are fenced between the house and the garage for additional privacy. A beautifully paved seating area adjoins the formal gardens with level lawns, perfect for hosting friends and family of a summers evening. Pathways lead through the gardens to the lower areas currently used as a productive vegetable garden and orchard, with access to the paddock. A generous outbuilding with power and light connected is divided into the garage and workshop, with the garage having a large electric roller door and high access for a small tractor. The plot extends to 2.17 acres in all or thereabouts.

FAMILY STUDIO

Detached from the main house is a single level studio fitted with a fitted kitchenette, a shower room and open plan living space. Currently used for a dependent relative, the studio offers a great space to potentially work from home or to accommodate those requiring assisted and level living.

SERVICES

Mains water and electricity. Private Drainage via septic tank. Privately owned solar panels and foam loft insulation. Bulk gas fired central heating, underfloor throughout ground floor and fireplace, radiators through first floor. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From the centre of Callington, head east on the A390 and follow the signs towards Tavistock and Gunnislake. After approximately 3.6 miles, turn right signposted towards Cotehele, Donkey Park and Carpenters Arms. Continue passing the Tamar Valley Donkey Park on the left and at the T-junction, turn right. Proceed for approximately 530m and the property will be found on the left hand side with a Stags for sale board.

what3words.com: ///tweed.sedated.choirs



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

Approximate Area = 2741 sq ft / 254.6 sq m
 Annexe = 789 sq ft / 73.3 sq m
 Garage = 521 sq ft / 48.4 sq m
 Workshop / Storage = 355 sq ft / 32.9 sq m
 Total = 4406 sq ft / 409.2 sq m

For identification only - Not to scale

First Floor

- Balcony
- Bedroom 2: 23'2 (7.07) x 11'10 (3.61)
- Bedroom 3: 13'0 (3.95) x 11'11 (3.63)
- Bedroom 1: 15'8 (4.78) x 14'2 (4.31)
- Bedroom 4: 11'11 (3.62) x 11'11 (3.62)

Ground Floor

- Workshop / Storage: 21'10 (6.65) x 17'11 (5.47)
- Kitchen
- Family Studio: 28'1 (8.56) x 21'4 (6.50)
- Garage: 29'0 (8.84) x 18'0 (5.48)
- Conservatory: 12'10 (3.91) x 11'11 (3.63)
- Sitting / Dining Room: 35'3 (10.74) x 17'11 (5.46)
- Bedroom 5 / Guest Room: 14'5 (4.40) x 11'10 (3.60)
- Kitchen: 24'1 (7.35) x 14'1 (4.30)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1129649