



Havas



Tavistock 8 miles - Plymouth 15 miles -
South Cornish Coast 16.3 miles

A detached bungalow requiring
complete renovation with a range
of substantial outbuildings set
within approximately 0.5 acres

- Auction Guide: £250,000
- For Sale via Online Auction
- 3 Bedroom Detached Bungalow
- Renovation/Refurbishment Project
- Re-Development Potential (STP)
- Large Level Plot (Approx. 0.5 acres)
- Substantial Range of Outbuildings
- Desirable Location
- Tenure: Freehold
- Council Tax Band: A

Auction Guide
£250,000

METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior). The Auction end date is Tuesday 17th June 2025 at 4:30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the Auction end date. The property can be accessed via our website stags.co.uk - Online Property & Land Auctions.

SITUATION

The property is situated in a highly desirable and peaceful, semi-rural position surrounded by mature trees and no immediate overlooking neighbours. Within striking distance of the Tamar Valley, the property is almost equidistance between the Cornish villages of Harrowbarrow and Metherell. Within the village of Harrowbarrow is a shop/Post Office catering for day to day needs, a Village Hall, Primary School and Church whilst Lower Metherell has the popular public house, The Carpenters Arms. The property lies within the Civil Parish of Calstock, renowned for its beautiful countryside walks and trails, accessible to Tavistock and a wide range of attractions and amenities.

DESCRIPTION - Guide Price £250,000

An exciting opportunity to purchase a 3 bedroom detached bungalow set amongst a large level plot extending to approximately 0.5 acres in all. The property is in need of complete refurbishment or alternatively, offers future development opportunity subject to gaining the necessary planning (STP.) There is a fitted kitchen with a decked terrace, adjoining dining room and addition sitting room. There are 2 double bedrooms and a single room/study, a side entrance porch and a family shower room.

OUTSIDE

The property is approached via a gated access to a large area of gravelled driveway, alongside a stone walled front garden. There is a fantastic range of outbuildings including a block built double garage, a separate workshop, garden store rooms and a large shed. Many of these are understood to have either power and/or water connected. The gardens are in need of further clearance to enhance the overall plot, which extends to roughly 0.5 acres in all.

SERVICES

The property is being sold by a professional Attorney who has no knowledge of the property and therefore is sold as seen. Please note that although the drainage and water search advises that the property is connected to mains water, due to a former leak at the property, South West Water have disconnected the property and so the connection will need to be re-established. Broadband availability: Standard ADSL and Superfast. Mobile signal coverage: Voice and Data limited availability (Ofcom). Buyers must rely upon their own investigations and are advised in the usual way to inspect the legal pack prior to viewing and bidding at auction.

VIEWINGS

Viewings are strictly by accompanied appointment only with the vendor's appointed agents, Stags. We advise all viewers to take extra care when viewing the property.

DIRECTIONS

From Callington, proceed along the A390 towards Tavistock and Gunnislake. After approximately 2.4 miles, turn right signposted Rising Sun and Harrowbarrow. After 0.6 miles, turn right at the junction and proceed along this road for 0.7 miles where the property will be found on the left hand side, identifiable by a Stags for sale board.
[what3words.com: ///survey.qualify.replying](https://survey.qualify.replying)

PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a "buyer's fee" of £2,400 (Inc. VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional "administration" fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.'

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

FAO: Louise Peters of Michelmores LLP. T: 01392 688688 E: louise.peters@michelmores.com

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

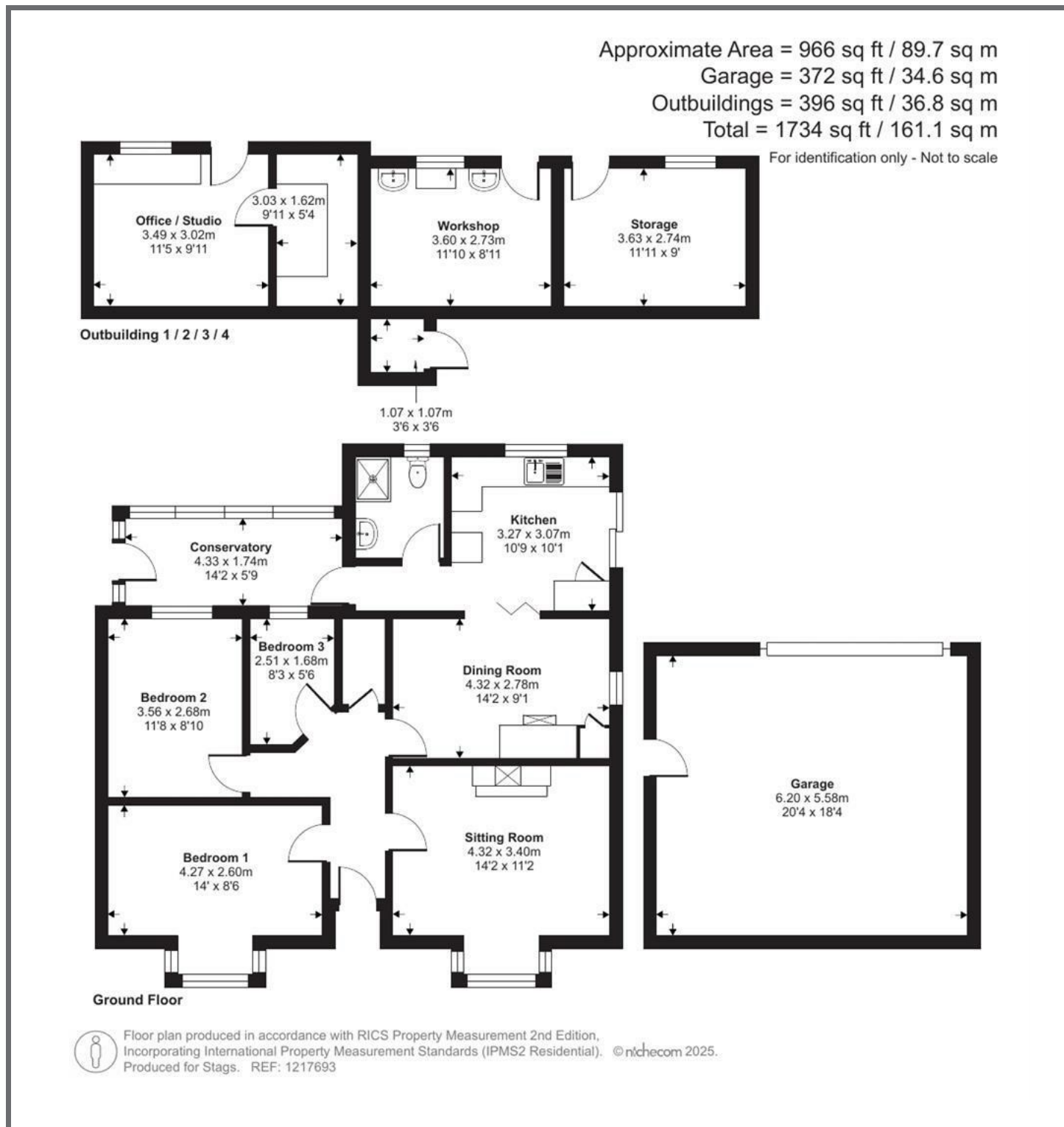
DEFINITION OF AUCTION AND RESERVE

Guide price is an indication of the seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-39) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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