



**1 Netley Cottages, Harrowbarrow,
Callington, Cornwall, PL17 8BG**

Guide Price £425,000 Freehold





A most impressive period cottage with additional accommodation enjoying stunning views to Dartmoor

- No Onward Chain
- 2 Bedroom Attached Cottage
- 1 Bedroom Self-Contained Annexe
- 1 Bedroom Studio Apartment
- Barn with Undoubted Potential (STP)
 - Off Road Parking & Garage
 - Garden
- EPCs E & F and Council Tax C & A

SITUATION Situated in the picturesque village of Harrowbarrow with a post office/general store and village hall. The nearby village of Gunnislake has similar facilities plus a garage, doctors and a railway station offering regular services to Plymouth.

More comprehensive facilities including doctors, dentists and supermarkets can be found at Callington, 3 miles distant, or Tavistock, 8 miles to the east. Plymouth has a deep water marina, regular ferry crossings to northern France and Spain and further amenities including shopping, leisure and health care facilities.

DESCRIPTION A remarkably spacious property which has been in the ownership of the current family for the last 28 years. This village home has been developed into an impressive dwelling to include an attached 2-bedroom cottage, self-

contained annexe and studio apartment. It has ideal potential for extended family or those wishing to derive a supplemental income.

The extensive accommodation is illustrated on the floorplan overleaf and briefly comprises:

Main Cottage – Storm porch and a door into the lounge/dining room with a woodburner set in fireplace recess and shelves either side, stairs rising to the first floor and door to the kitchen. The kitchen has a range of base and wall units with matching island unit and patio doors opening onto the rear decked terrace. Door to utility room with sink unit, doors to integral garage and cloakroom.

The first floor has 2 double bedrooms, each with en suite facilities.



The integral garage has folding doors to the front and rear allowing for access to a rear parking area, if required, and a door into the attached stone and slate barn which has undoubted potential to create further accommodation if required (subject to gaining any necessary planning permissions).

Studio – Accessed from an external staircase to the rear of the garage, the studio has an open plan kitchen/lounge/bedroom area and shower room with low flush wc, shower cubicle, wash hand basin and roof window.

Annexe – From the garden, a couple of steps lead up to annexe with a door opening into the kitchen/living area, door to bedroom enjoying

views over the garden to Dartmoor beyond and shower room with low flush wc, wash hand basin and corner shower cubicle.

OUTSIDE To the front of the property is off road parking for at least 2 vehicles, with an additional parking area at the rear, accessed through the garage. The gardens are to the rear of the property with well-defined hedge and fence boundaries, laid to lawn with gravel parking area and decked terrace. The garden overlooks adjoining farmland with superb views towards Dartmoor.

SERVICES Mains water, mains drainage & mains electricity. LPG heating. EPC: F (Cottage) EPC: F (Annexe) & EPC: E (Studio) Full EPC documents

available on request. Council Tax: Band C (Cottage) & Council Tax: Band A (Annexe). Broadband: FTTC. Mobile phone coverage: Visit Ofcom website. Please note the agents have not inspected or tested these services.

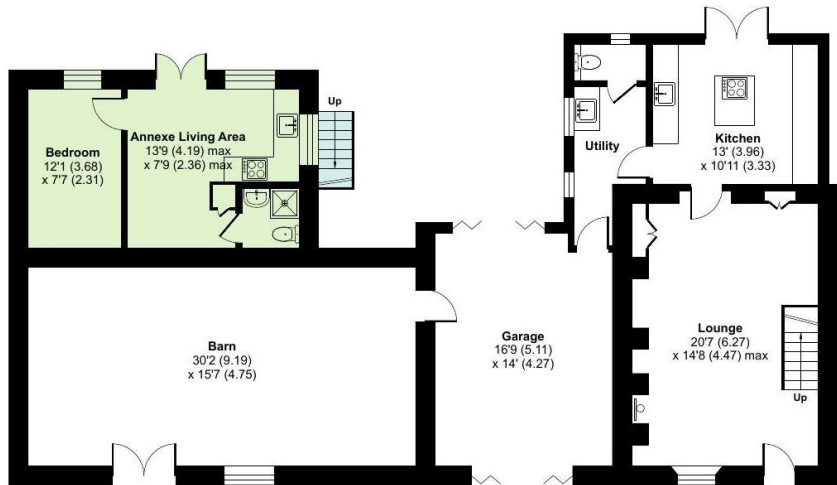
VIEWINGS Strictly by prior appointment with the vendor's agents, David J Robinson Estate Agents and Auctioneers.

DIRECTIONS
Sat Nav Postcode: PL17 8BG
What3Words: ///height.ripen.founding

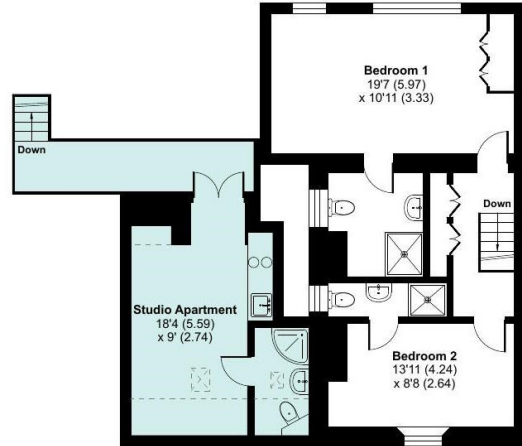


Approximate Area = 2343 sq ft / 217.6 sq m
Limited Use Area(s) = 56 sq ft / 5.2 sq m
Total = 2399 sq ft / 222.8 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1097582



Annexe



Studio

For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.

DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS