



Harrowbarrow, Callington  
PL17 8JW

Guide Price £122,500  
Licence



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**Situation:-** Honicombe Park is specifically for residents over the age of 50 and is situated close to St Ann's Chapel, which is all but on the Devon/Cornwall border. The town of Callington is approximately 3 miles distant offering all facilities which one would associate with a town of this size. NO CHAIN.

**Description:-** The property is approached via a pathway and steps to the side of the property. A door opens to the good sized kitchen/dining room which is fitted with a range of wall and base units, roll top work surfaces, four ring electric hob with stainless steel canopy incorporating an extractor above, eye level neff oven, drawer space and pan drawers. Under unit space for fridge, space for upright fridge/freezer and plumbing for a washing machine. Stainless steel sink unit with drainer and pull out tap, windows facing to the side, area suitable for breakfast table and chairs, radiator and pantry cupboard. Opening through to the generously sized lounge which has a bay window looking to the rear with views across to the Tamar valley. French doors open to the decked balcony which again enjoys the views. Ample space for reception furniture, upright radiator and a further radiator. From the kitchen/breakfast room there is access to the internal hallway which has the access through to the bedrooms and the shower room. Bedroom 1 is a double bedroom facing to the side, has a cupboard with shelving and a radiator. Bedroom 2 comes complete with wardrobes, has a window to the side and a radiator. Bedroom 3 can be utilised for bedroom or even a study/hobby room. It has a wardrobe, shelving, recessed area and radiator. The Shower room comprises of low level WC, wash hand basin, walk in double sized shower cubicle housing the Mira electric shower with glass screen, aqua waterproof covering to the walls, upright heated towel rail and cupboards.

**Outside:-** The front garden is finished in slate chippings with walling and there is a oil tank is sited to the left hand side. The side gardens are laid to slate chippings with attractive flower and shrub beds and natural hedging. To the rear there is a lawned section, natural hedging offering privacy and access to the decked balcony. There is a patio providing space for further seating. The garden continues to a drying area and a purpose built storage building ideal for garden tools. Worcester central heating and hot water boiler.

**Council tax:-** The Council tax banding is A.

**Services:-** Electric, water, drainage via the site and oil fired central heating.

**Service/Site Charge:-** £185.67 per month including water.



AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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