



**STAGS**

Rivendell



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FOR SALE  
01752 223933

# Rivendell

Harrowbarrow, Callington, Cornwall, PL17 8BP

Tavistock 7 miles, Callington 3 miles, Plymouth 15 miles, Cotehill National Trust Estate 2 miles.

A beautifully presented four-bedroom semi detached period property, with an abundance of charm and character throughout. This wonderful home is situated within an enchanting rural position on the outskirts of the well-regarded Cornish village of Harrowbarrow.

- Semi Detached Period Property
- Idyllic Location on Outskirts of Cornish Village
- Generous Well Presented Accommodation Throughout
- Four Double Bedrooms
- Family Bathroom & En-Suite Facilities to Master Bedroom
- Gardens to Front, Side & Rear of Property
- Spacious Gated off-street Parking Area
- Council Tax Band D
- Freehold

## Guide Price £395,000

Tucked away on the edge of the Tamar Valley National Landscape, this beautifully renovated four-bedroom period home offers a rare opportunity to enjoy peaceful countryside living surrounded by ancient woodland, yet within easy reach of local amenities and commutable to Plymouth.

Set in a tranquil rural position, the property combines charm and character with modern, well-presented interiors.

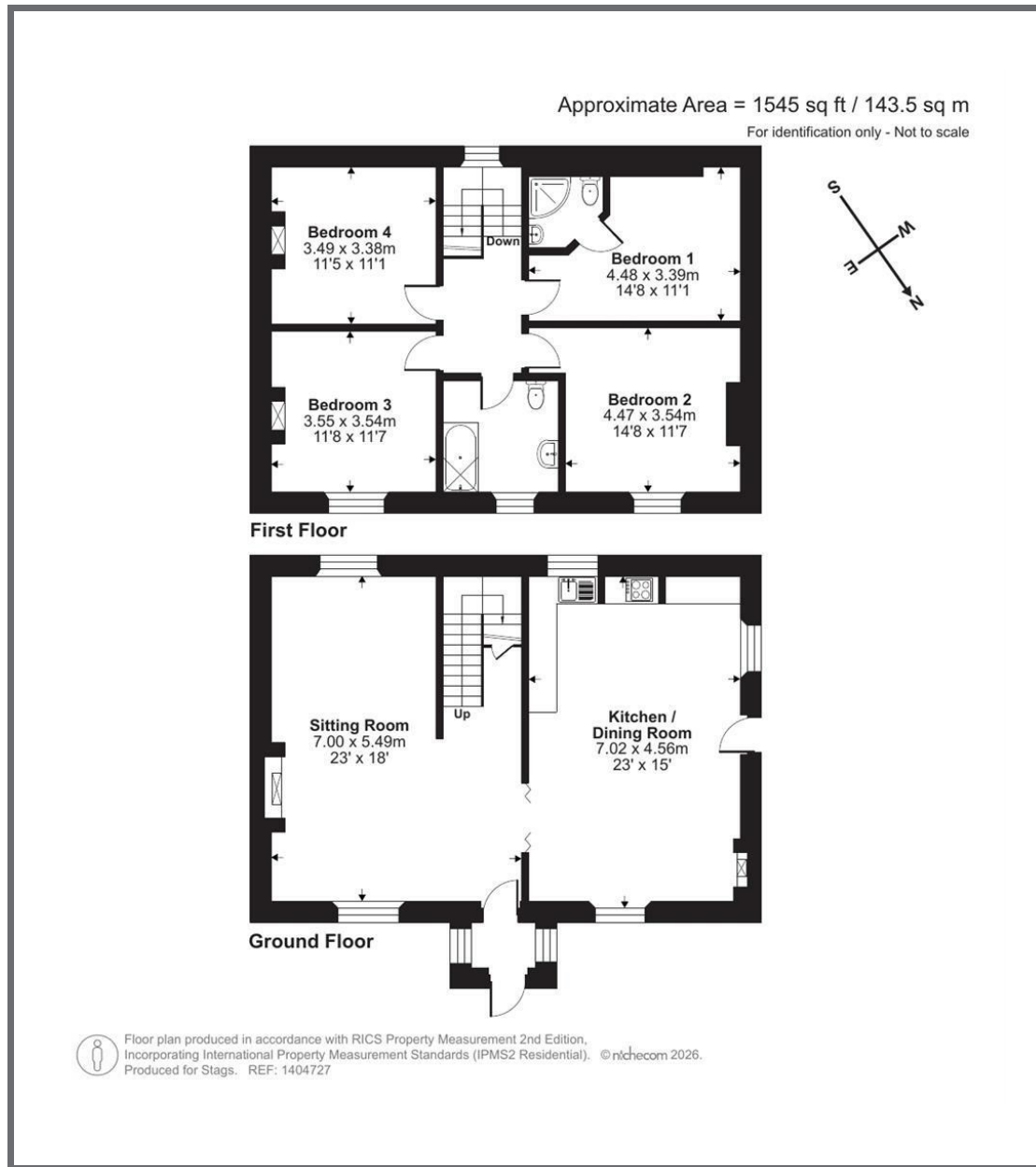
The ground floor centres around a welcoming open-plan living space, where a shaker-style kitchen with integrated appliances flows into dining and sitting areas ideal for everyday living and entertaining, each with a wood-burning stove. Upstairs, there are four well-proportioned double bedrooms, one with en-suite, alongside a family bathroom, offering flexible space for family life, guests and home working. The large attic space provides scope for conversion. Outside, the gardens wrap around the property, with a variety of spaces to enjoy. To the rear, a sloping garden comes alive with wildflowers in the spring and summer, leading to an elevated decked platform that enjoys far-reaching views across the valley and woodland. Birdsong and the gentle sound of a nearby stream and small waterfall provide a constant peaceful backdrop. Spacious gated off-street parking area.

Mains Water, Private Drainage, Mains Electric and Oil Fired Central Heating. Starlink Internet. New compliant wastewater treatment plant. Based on the latest data from Ofcom Superfast broadband & mobile coverage from EE, O2 & Vodafone are also available at the property.





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		92
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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