Barn at Higher Brooklands

Barn at Higher Brooklands, Harrowbarrow, Cornwall PL17 8JN

Train Station/Mini-Supermarket 1.2 miles • Access to River Tamar (Calstock) 2.5 miles • Callington 3 miles • Tavistock Town Centre 6 miles • Dartmoor National Park 6.7 miles • Plymouth 18.5 miles

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An exciting opportunity to acquire a detached barn with full planning permission for conversion into a four-bedroom family home, within approx. 0.53 acres of south-facing grounds.

- Stone Barn for Conversion
- Full Residential Consent
- Planning Ref: PA25/07410
- Four Double Bedrooms
- Reverse-level Accommodation
- South-facing Gardens, Balcony
- Gated Parking Area and Carport
- Approx. 0.53 Acres in All
- Additional Lot Available
- Freehold

Guide Price £200,000

SITUATION

This impressive and versatile barn is situated in a peaceful and private location on the fringe of the quiet and unspoilt village of Harrowbarrow, within easy reach of local amenities and facilities, including the towns of Callington, to the west, and Tavistock, to the northeast. Harrowbarrow itself is served by a primary school, with neighbouring villages collectively offering an excellent range of facilities and amenities, including several shops, two fuel stations, an Asda mini-supermarket (1.2 miles away) and several public houses. Gunnislake train station is also 1.2 miles away and provides a direct connection to the City of Plymouth.

Harrowbarrow is just outside of the Tamar Valley National Landscape (formerly AONB), and there are excellent opportunities nearby to walk and explore the region's rich heritage, including the National Trust's Cotehele House and Estate, the picturesque Danescombe Valley and the popular riverside village of Calstock (all approximately 2.5 miles away), where there is a public slipway and boatyard. Tavistock, 6 miles away, is a thriving market town in West Devon offering a superb range of shopping, recreational and educational facilities. Plymouth is 18 miles to the south by road, whilst Exeter is around 45 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK

DESCRIPTION

A superb barn which has recently secured full planning permission for conversion into a four-double-bedroom family home, set within approximately 0.53 acres of south-facing grounds. The property benefits from its own private access, a dedicated driveway, and a carport positioned discreetly to the rear. Offering an excellent opportunity to create a spacious and characterful residence in a desirable rural setting.

PLANNING

Full planning consent was granted by Cornwall Council on the 11th February 2026, under application number PA25/07410, for "Conversion of barn to single residential unit". Copies of the relevant documentation can be obtained from the local authority's planning portal, or by enquiry with Stags.

SERVICES

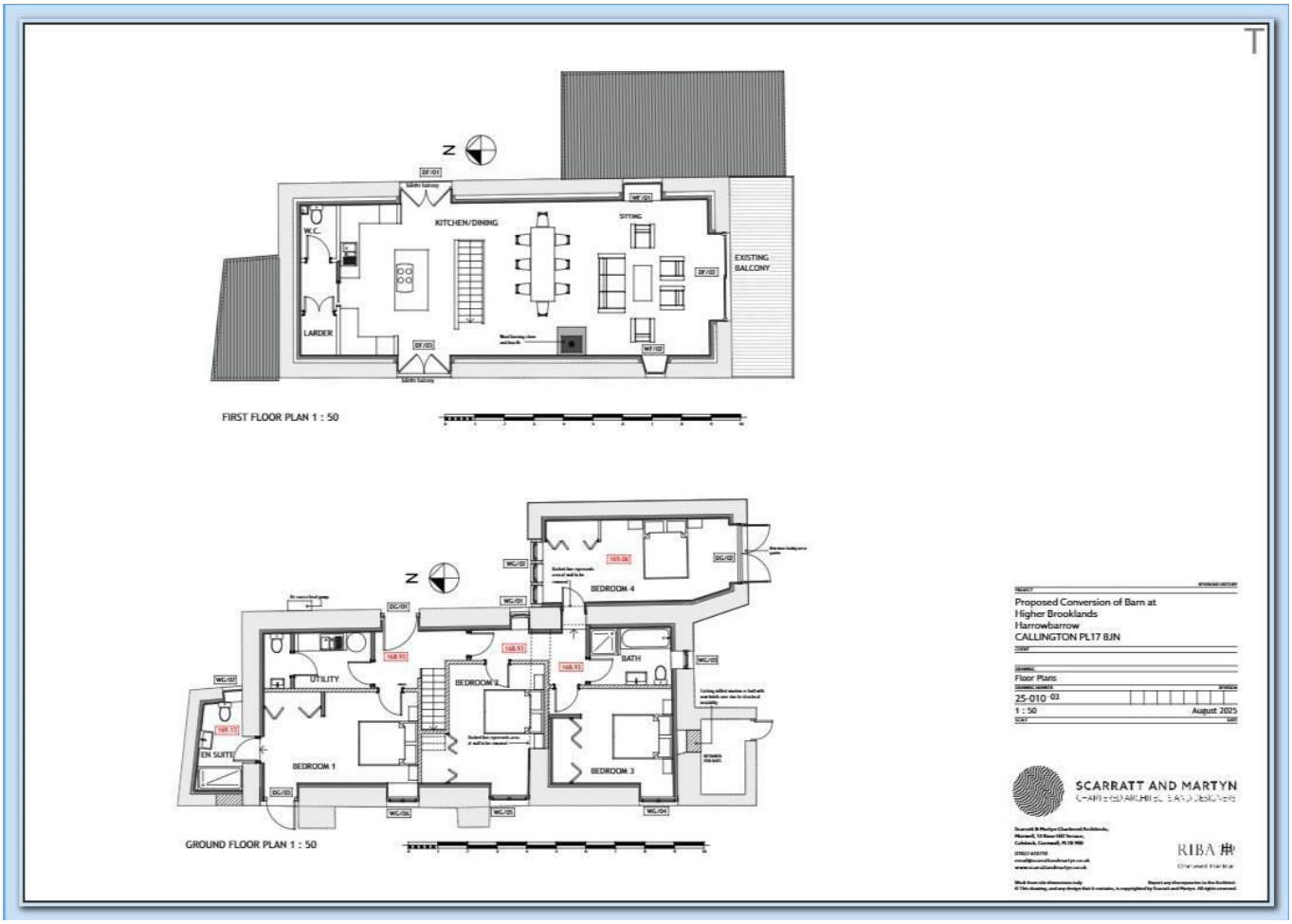
Electricity is currently supplied from the house, so the new owner of the barn will need to connect electricity, water & a new drainage system. Ultrafast broadband is available. Variable mobile voice/data services are available from all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

ADDITIONAL LOT

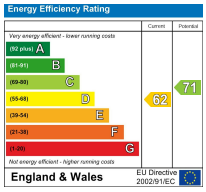
Adjacent to the barn is a substantial, newly refurbished character home in approx. 1.25 acres of gardens and grounds. Please contact Stags for further details.

AGENT'S NOTE

East Cornwall is well-known for its history of metalliferous mining. No mine workings or features are known to affect this 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.



Bedford Square, Tavistock, Devon, PL19 0AH
01822 612458
tavistock@stags.co.uk
stags.co.uk