



Harrowbarrow, Callington.
PL17 8NG

Guide Price £45,000
Leasehold



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Situation:- The property is situated on the popular and Honicombe Manor development, which provides excellent holiday facilities including indoor and outdoor swimming pools, shop, restaurant and bar. Honicombe is situated in the beautiful Tamar Valley, approximately one mile from the villages of Harrowbarrow, Metherell and St Anns Chapel, and four miles from the larger town of Callington which provides a selection of amenities and facilities. There are a number of nearby recreational pursuits that can be enjoyed by all the family and the coast and moor and are within driveable reach.

This nicely presented property is a great investment opportunity and offers much more scope for growth. As you can see the property has been priced to sell and ready to go to accept bookings. The vendor has completed a number of additional improvements to include new patio doors out onto the balcony, the covered area to the front is now a safe storage room and access is now available to the ground floor seating/entertaining area from the bedroom.

The uPVC entrance door gives access into the Hallway, which has a built in storage cupboard and access is given to the two double bedrooms, bathroom and the separate WC. Stairs rise to the first floor to the open plan living space, including a fitted Kitchen and spacious Lounge/Dining room. The two double Bedrooms have a rear aspect with an open outlook over the communal grounds. Bedroom 1 has a door which leads out to an under cover seating area. The Bathroom has a bath in situ with shower over and wash hand basin with a further separate WC. The property is being sold as seen to include all of the furniture in each of the rooms. There are patio doors leading from the first floor living area, out onto a Balcony, enclosed with a balustrade which offers ample space for seating and entertaining. This area enjoys views out towards the adjoining countryside. There is a built in cupboard which houses the Electricity meter. The open plan Kitchen is designed in a horseshoe shape providing ample cupboard space to both sides and the rear. This comes with fitted appliances with some additional free standing appliances available through separate negotiation. The property benefits from uPVC double glazing and Electric Radiator heating.

Outside: To the front of the property parking is available. The property is situated in communal grounds with lawned gardens to the front, side and out to the rear. These are available for use by all residents. There is open access from the ground floor seating area direct into the communal gardens, where stunning countryside views can be enjoyed.

Services: Mains Electric, Water, drainage via site.

Council Tax: According to Cornwall Council the Tax Band is Band A

Service Charge; is £3,000 per annum

Lease charge; There is also an additional charge for use of the on site Swimming Pool facilities



Ground Floor



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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