



Rising Sun, Harrowbarrow, Callington
PL17 8JE



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Guide Price £325,000

Located within the Hamlet of Rising Sun just on the fringes of Harrowbarrow. This popular village has its own thriving community, village hall, community shop and primary school and is approximately 2.5 miles from the town of Callington hosting further amenities & facilities.

Construction: - Due to the property partly being a non-repaired Cornish Unit and having a non-masonry faced, timber framed extension; Cash Buyers are only able to purchase. Hence the current guide price.

- **Versatile Detached Dormer Bungalow**
- **Sought after location**
- **3/4 Bedrooms & 3 Bathrooms and Annex/Workshop**
- **Panoramic Far reaching Views**
- **Garage, Parking and attractive Gardens**
- **BEING SOLD WITH NO ONWARD CHAIN**



This detached dormer bungalow originally built in 1963 & then extended in 2013 has spacious & versatile accommodation that can be adapted for individual requirements. A door opens up to the entrance Vestibule. There is then an opening to the Utility room which has base units & work top surfaces. There are facilities & spaces for laundry & white goods & is ideal storage for shoes & coats. The hub of the property being the Kitchen/Dining room is fitted with a range of wall & base units, roll top work surfaces, space for a cooking range & canopy over. Pan drawers & pantry cupboards. This room is double aspect & a door gives access to the rear terrace. From the Kitchen/Dining room an opening leads to the large Reception Hallway having an under stairs cupboard & stairs rising to the first floor. Access doors to the remainder of the ground floor accommodation, window to the front & linen cupboard. The Bathroom comprises of a low level WC, bath, large vanity unit. Aqua waterproof wall covering, period style radiator, & window faces to the front. The main reception room being the Lounge would be a pleasure to relax in any time of the day & has the main feature as the fireplace incorporating a multi fuel burning stove. There is a bay window facing to the rear which enjoys wonderful views over the Tamar valley, sea glimpses and the River Tamar. French doors open to the terrace. From the Reception Hallway an internal door leads into an Inner Hallway providing access through to the Bedrooms & Shower room. Bedroom 2 is a double room fitted with a range of bedroom furniture & faces to the rear. Bedroom 3 is a double bedroom facing to the rear over looking the garden. Bedroom 4/study is an adaptable room which can be used for individual preferences & faces to the front.



OUTSIDE

To the front there is a driveway which is suitable for 2 vehicles which leads down to the property and Garage. The front garden is laid to lawn, includes the lpg gas tank and has mature shrubs with Cornish walling and a paved area.

The south facing rear garden includes a large paved terrace with a barbecue section being an excellent choice for al fresco dining and entertaining. Steps descend to the main garden which is laid to lawn with mature shrubs and trees and is enclosed with natural hedging. There is a separate Annexe which could be used for a variety of uses and currently includes a bed/sitting room and a wet room. Attached is a workshop which has power and light and has further potential. There is a potting shed, patio area and an outside tap. To the left hand side of the property there is a 2nd driveway suitable for a caravan/boat. There is a gate through to a tractor shed and the rear garden.

Services:- Mains electric, water and drainage, LPG gas central heating. The property has solar panels which provides some free electricity for the vendor.

Council Tax:- Banding for this property is B



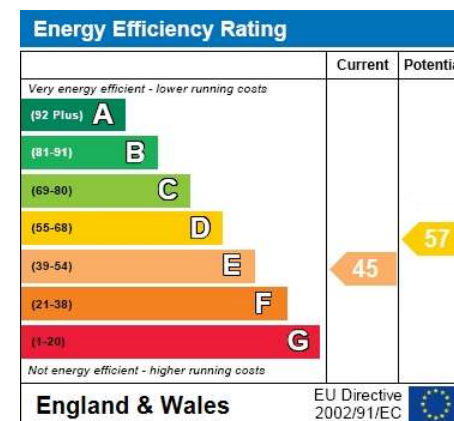
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Approximate Area = 1668 sq ft / 154.9 sq m
 Limited Use Area(s) = 164 sq ft / 15.2 sq m
 Garage = 134 sq ft / 12.4 sq m
 Workshop /bedroom 5 = 469 sq ft / 43.5 sq m
 Total = 2435 sq ft / 226.2 sq m

For identification only - Not to scale



Denotes restricted head height



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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.

