



Guide Price £210,000 - Freehold
4, Sunnyside, Harrowbarrow PL17 8BA

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ESTATE AGENTS

A charming character cottage located in the Heart of the ever sought after Village of Harrowbarrow within easy reach of local amenities. The accommodation is deceptively spacious and being sold with NO ONWARD CHAIN. Brief accommodation comprises:- Porch, Lounge with feature fireplaces and a multi fuel stove, Kitchen/Dining room on the ground floor. On the first floor there is a Landing, 2 Bedrooms and Bathroom.

Outside to the rear there is a pretty flower garden and off road PRIVATE PARKING for 2 vehicles. A short distance from the front door there are 2 useful out buildings and 2 Gardens offering great areas for alfresco dining and entertaining. The property has electric heating and uPVC double glazing.

Situation:-

Harrowbarrow is set within the Tamar Valley which has been designated an area of outstanding natural beauty, famous for its stunning scenery, countryside and riverside walks. Harrowbarrow has several local amenities including post office/store, bus service, village hall and primary school with outstanding reputation. The neighbouring village of Metherell less than a mile away has a traditional public house. The larger village of Gunnislake is approximately 3 miles and has the added benefit of a railway station with regular services to Plymouth. The nearby town of Callington offers more comprehensive amenities including petrol station, supermarket and a further range of shops.

uPVC double glazed door gives access through to:-

First Floor and Landing:-

There is also a half landing with a uPVC double glazed window to the side. The main landing has an electric night storage heater, useful storage cupboard, loft access and access through to the Bedrooms and Bathroom. From the Landing an internal door leads into:-

Bedroom 1:- 13'5" (4.09m) x 10'10" (3.3m)

A good sized double bedroom with uPVC double glazed window to the front elevation, loft access, recessed area and feature walling.

From the Landing an internal door leads into:-

Bedroom 2:- 8'9" (2.67m) x 7'10" (2.39m)

uPVC double glazed window to the rear elevation with a pleasant outlook.

From the Landing an internal door leads into:-



Front Porch:- 3'6" (1.07m) x 12'5" (3.78m)

uPVC double glazed windows to the front, tiled flooring, cloaks hanging rail. Internal door with inset glass panel leads through to:-

Lounge:- 16'11" (5.16m) x 13'3" (4.04m)

The main features of this room are the two fireplaces finished in slate, stone and brick. One of the fireplaces incorporates a multi fuel stove set on a matching hearth. The second fireplace is ornamental with a clome oven and a slate hearth. Wooden window looking through to the Porch, original wooden beams, under stairs recessed area and stairs rising to the first floor. Internal door leads through to:-

Kitchen/Dining Room:- 11'10" (3.61m) x 12'6" (3.81m)

A good sized room comprising of wall and base units, roll top work surfaces, drawer space, wine rack, under unit space and plumbing for washing machine and dishwasher, stainless steel sink unit with drainer. Built in four ring electric hob with an extractor above and oven / grill beneath, large uPVC double glazed window to the rear elevation overlooking the parking area and uPVC double glazed door with frosted glass giving access to the rear. Electric night storage heater and space for Dining Room table and chairs.

From the Ground Floor a staircase leads up to:-

Bathroom:- 8'9" (2.67m) x 4'3" (1.3m)

Comprising of low level WC, wash hand basin, bath with electric shower over, heated towel rail and airing cupboard housing the hot water tank.

Outside:-

There is off road access and private parking for two vehicles, walling and a raised flower and shrub bed. Steps lead down to a short alleyway that gives access to the Kitchen/ Dining Room and there is an outside tap.

A short distance from the front door there are two useful stone storage sheds and two gardens, the first of which is on the right hand side and has an enclosing gate, lawn, shrubs, paved patio area ideal for al fresco dining, natural hedging and double outside power socket.

Further down the pathway past the out buildings is the second garden which is private and enclosed, laid to lawn with shrubs and natural hedging.

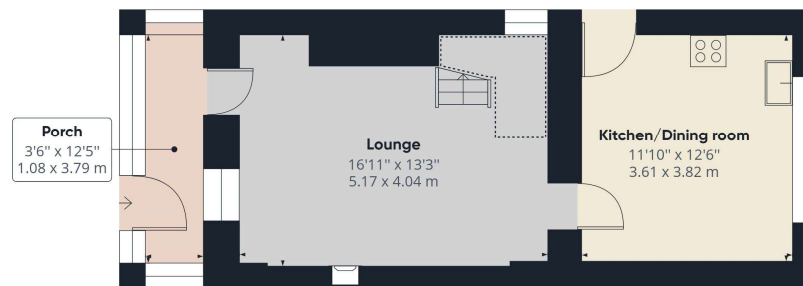
Services:-

Mains electricity, water and drainage are connected.

Council Tax:-

The Council Tax Band for this property is B.





Floor 0



Floor 1

Approximate total area⁽¹⁾
732.03 ft²
68.01 m²

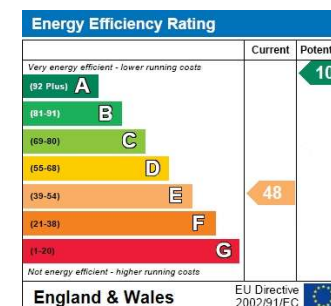
Reduced headroom
29.02 ft²
2.70 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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AGENTS Note:-
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
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