



Guide Price £260,000 - Freehold
Harrowbarrow PL17 8JD

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ESTATE AGENTS

A charming terraced cottage situated within the Hamlet of Rising Sun just on the fringes of Harrowbarrow. Brief accommodation comprises:- Kitchen with cooking range and Lounge/Dining room with wood burning fire on the ground floor. Landing, 3 Bedrooms and Bathroom on the first floor.

Outside there is a Large workshop, Parking for 2/3 vehicles and attractive well tended Gardens. Countryside/river Views can be enjoyed from a number of the internal rooms and the main Garden. The property has uPVC double glazing, Electric Heating and there are many Character Features.



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.

glazed window with slate sill to the front elevation enjoying extensive countryside and river views across both Devon and Cornwall. Wall mounted electric heater, loft access, beams and lintel.

Bedroom 2:- 9'0" (2.74m) x 8'1" (2.46m)

Two uPVC double glazed windows again enjoying views with deep slate sill. Built in cabin bed with recess and storage area below. Electric wall mounted heater, beams and lintel.

Bedroom 3:- 6'7" (2.01m) x 9'10" (3m)

uPVC double glazed windows to the rear elevation. Electric night storage, cupboard housing the water tank.



Lounge/Dining room:- 12'4" (3.76m) x 18'2" (5.54m)

The main feature of this room is the fireplace including a cast iron wood burning fire with display mantels finished in wood. uPVC double glazed windows with deep slate sills, beamed ceiling, lintel, stable door giving access to the front garden. Understairs storage cupboard, electric night storage heater. Built in wooden dining table with seating area beneath and book shelving behind. Staircase rising to:-

Kitchen:- 5'9" (1.75m) x 18'6" (5.64m)

uPVC double glazed entrance door within inset frosted glass panel gives access from the rear. Fitted with a range of base units with solid wood worktop surfaces and matching upstands. Cooking range with five ring hob and ovens beneath, canopy over incorporating the extractor fan and lighting. Feature mosaic tiling, uPVC double glazed windows to the rear elevation with wooden sills, porcelain sink unit with 1 1/2 bowl and drainer and a swan neck tap over. Electric night storage heater, cupboard housing the consumer unit, slate tiled flooring.

Landing:-

Double Landing with access to the Bedrooms and Bathroom.

Bedroom 1:- 12'3" (3.73m) x 9'7" (2.92m)

Double Bedroom having wardrobes with wooden sliding doors including hanging rails and storage space. uPVC double

Bathroom:- 6'7" (2.01m) x 5'5" (1.65m)

Suite comprising of low level WC, vanity unit incorporating the wash hand basin and waterfall tap over, bath with an electric shower over, uPVC double glazed frosted window to the side elevation with deep sill. Feature brick style tiling to the wall, tiling to the floor and heated towel rail.

Outside:-

Stable door from the lounge/ dining room opens to the front patio area, which is typical Cornish cottage style and has room for small table and chairs.

To the rear there is a slate chipped finished parking area suitable for 2/3 vehicles. Steps then give access to the main garden which has a lawn, decked area ideal for alfresco dining and entertaining. Raised flower and shrub beds edged with wood. Far reaching countryside views.

There is also rear access to the property.

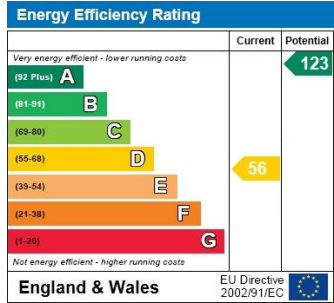
Workshop:-

A very useful building especially for the diy enthusiast! French doors, utility area with base units, sink, plumbing for automatic washing machine and space for further white goods. Workshop area with worktops, shelving, power and light. uPVC, double glazed window.

Services:- Electric, water and drainage.

Council Tax:- The vendor has advised us that the Council tax band is B.





AGENTS Note:-
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 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.
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