



Harrowbarrow

PL17 8BD

Guide Price £190,000
Freehold



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Situation:- Harrowbarrow is a popular village with its own shop/post office, village hall & primary school and is approximately 2.5 miles from the town of Callington hosting further amenities & facilities. Nearby there are many recreational facilities that can be enjoyed across the Tamar Valley.

Description:- The property is approached via an entrance gate, with a pathway giving access up to the front stable door. This opens to the Kitchen which has fitted wall and base units with roll top work surfaces and drawer space. AEG eye level electric oven and an AEG 4 ring gas hob. Under unit space and plumbing for washing machine, gas central heating and hot water boiler and square edged modern stainless steel Belfast style sink with tap over, uPVC double glazed sash window. The Lounge then follows having the main feature as the fireplace which houses the wood burner set on a slate hearth and wooden lintel over. There is cupboard space to the right hand side of the fireplace and shelving to the left. Stairs rise to the first floor and there is an under stairs recessed area and cupboard. A uPVC double glazed sash window looks through to the conservatory and there is a radiator. A door then leads out to the Conservatory which has a sunny aspect, with anti glare roofing and uPVC double glazed sash windows over looking the cottage garden. Radiator.

On the first floor there is a Landing with Loft access and access to the Bedrooms and Shower room. Bedroom 1 enjoys views over surrounding and far reaching countryside and there is a recessed area with a hanging rail and there is a useful storage cupboard, radiator. Bedroom 2 has a radiator and uPVC double glazed sash windows. The Shower room is fitted with a modern suite including a low level WC, a vanity unit including the shaped wash hand basin with waterfall tap over. There is a good sized corner shower cubicle housing the bar shower and 2 heads, Aqua waterproof wall covering, shower tray and enclosing door. Heated towel rail and uPVC frosted double glazed window.

Outside:- To the front there is a shared entrance and a gateway gives access to the front garden which includes flower and shrub beds. A pathway leads to the front entrance. To the rear there is an enclosed cottage style garden with a pebble finished pathway, lawn and mature flowers and shrubs.

Garage:- Being located a short distance from the property. There is a courtesy door but this could be converted back to a Garage door if required.

Services:- Mains Electric, Water and Drainage plus Calor Gas central heating via bottles.

Council Tax:- According to Cornwall Council the Council Tax Band for the property is B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		120
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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