



Harrowbarrow
PL17 8NE

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ESTATE AGENTS

Guide Price £260,000

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 including the Tamar Valley.

- **Linked Detached House**
- **2 Receptions**
- **3 Bedrooms**
- **Countryside Views & Attractive Gardens**
- **Garage & Parking**
- **NO CHAIN**



Storm porch and entrance door open to the Hallway with useful under stairs storage cupboard. An internal door gives access to the spacious Lounge which is double aspect making the room nice and light and also airy. Woodland and countryside view can be enjoyed. From the Lounge an internal door gives access to the staircase rising to the first floor. The Dining room has french doors opening to the rear garden, under stairs recess and a storage cupboard. The Kitchen includes a range of wall and base units, plumbing for washing machine and faces to the rear, over looking the garden.

On the first floor the Landing gives access to the Bedrooms and Bathroom. There is loft access and an airing cupboard with immersion and hot water tank. Bedroom 1 bedroom is a large double bedroom, which has mirror fronted wardrobes and again being double aspect enjoys views across to woodland, countryside and Dartmoor in the distance. Bedrooms 2 and 3 are to the rear and over look the garden. The bathroom suite comprises of low level WC, bath and wash hand basin.

The property has uPVC double glazing and Electric heating.

Being sold with no onward chain.



OUTSIDE

To the front the property is approached via a paved driveway, leading up to the garage and the front entrance. The front gardens are enclosed with picket fencing, have lawns and include flower and shrub beds.

To the rear the garden is mainly laid to patio and is enclosed. There is cornish walling and access to the garage.

The garage has an up and over metal door, lighting and a rear access door.

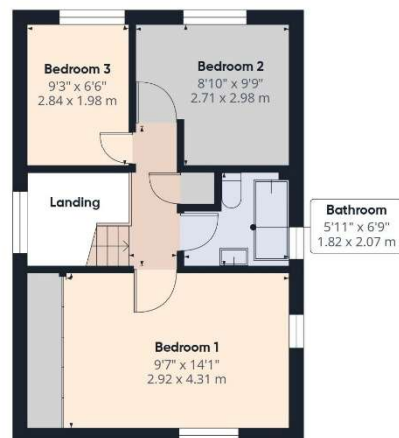
Services:- Mains electric, water, drainage.

Council tax:- Cornwall Council state the Council Tax banding for this property is Band C.





Floor 0



Floor 1

Approximate total area⁽¹⁾

936 ft²
86.9 m²

Reduced headroom

11 ft²
1 m²

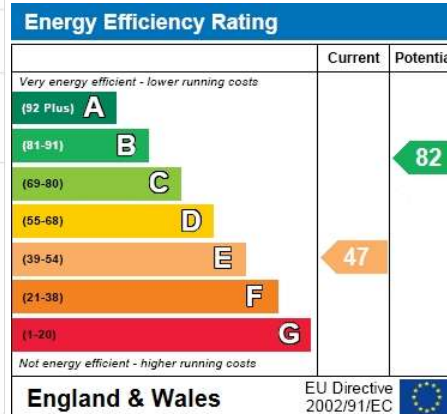
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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.

