



Rising Sun, Harrowbarrow, Callington
PL17 8JE



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Guide Price £450,000

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 & primary school and is approximately 2.5 miles from the town of Callington hosting further amenities & facilities.

Due to the property being part woolaway construction any persons wishing to use a mortgage should check with their lender or their broker of the lenders criteria before purchasing.

- **Superb and 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 splendid detached dormer bungalow originally built in 1963, then extended in 2013, has spacious, versatile and easily adaptive accommodation. Accessed via a door to the entrance Vestibule. There is then an opening to the Utility room with base units and work top surfaces, space and facilities for laundry, white goods and storage provision (shoes & coats). The hub of the property, the Kitchen/Dining room is fitted with a range of wall & base units, roll top work surfaces, pan drawers and a pantry cupboards. There is also space for a cooking range with canopy over. This room is double aspect with a door providing access to the rear terrace. From the Kitchen/Dining room an opening leads to the large Reception Hallway. This has a window to the front elevation, stairs rising to the first floor, an under stairs cupboard and access doors to the remainder of the ground floor accommodation. The Bathroom comprises of a low level WC, bath, large vanity unit, Aqua waterproof wall covering, period style radiator, with a front facing window. The main reception room being the Lounge would be a pleasure to relax in any time of the day & has the main feature of a fireplace incorporating a multi fuel burning stove. French doors open to the terrace and there is a bay window facing to the rear, which enjoys wonderful views over the Tamar valley, and the River Tamar with sea glimpses. 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 facing to the rear. Bedroom 3 is a double bedroom facing to the rear and over looking the garden. Bedroom 4/Study is an adaptable room which can be used for individual preferences. It faces to the front.

On the first floor there is a Landing providing storage into the eaves with a velux window facing the front. A door then opens to the impressive Master Bedroom which has French doors and a Juliette balcony. Facing the rear, this has the best views from the property. There is further storage into the eaves and a velux window facing to the front. The En suite Bathroom has a low level WC, large vanity unit and bath. With Velux windows facing the rear, storage into the eaves and a heated towel rail.



OUTSIDE

To the front there is a driveway 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. Layby to the front for 2/3 cars.

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 which 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 provides 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. There are solar panels which provide free electricity for the vendor.

Council Tax :- According to Cornwall Council the Tax Band 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Dawson Nott Ltd. REF: 1478112

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

