



mansbridgebalment

HARROWBARROW

£335,000



# BERJAYA

Harrowbarrow, Callington PL17 8JG

*Beautifully presented and spacious detached bungalow located in this popular Tamar Valley hamlet*

Recently Refurbished and Well Designed Accommodation

Three Double Bedrooms

22ft Dual Aspect Living/Dining Room

Generous South Facing Gardens

Driveway Parking, Carport & Outbuildings

Stunning Panoramic Views

**£335,000**



**Bedford Court  
14 Plymouth Road  
Tavistock  
PL19 8AY**

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)





## SITUATION AND DESCRIPTION

A beautifully presented three double bedroom detached bungalow enjoying fabulous panoramic views, generous south facing gardens, ample parking with carport and peacefully situated in the sought after Cornish hamlet of Harrowbarrow within the Tamar Valley a designated area of outstanding beauty and in easy reach of the village amenities.

Harrowbarrow is a popular village with its own shop and primary school and is approximately 2.5 miles from the town of Callington and 3 miles from the large village of Gunnislake where there is a railway station with a regular train service into Plymouth. Tavistock, some 7 miles distant, is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival. Plymouth is only 15 miles away from Tavistock with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

This spacious and light and airy bungalow has been recently refurbished, is well designed to maximise the views and a real credit to the current owners with its well proportioned accommodation briefly comprising: entrance hall, cloakroom, fitted kitchen, utility, side lobby, 22ft dual aspect living/dining room with multi fuel burning stove, three double bedrooms and refitted family bathroom. A long brick paved driveway provides off road parking for multiple vehicles and there is a carport, two storage outbuildings and generous front and south facing rear gardens. The property also benefits from oil fired central heating and PVCu double glazing throughout.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Obscure PVCu double glazed front door with storm porch and outside lighting leads into:

### **ENTRANCE HALL**

Built-in storage cupboard with shelving; access to part boarded loft with ladder (potential for conversion subject to planning); obscure PVCu double glazed window to front; recessed spot lighting; radiator.

### **CLOAKROOM**

Part-fitted and fitted with a modern white suite comprising low level WC; wall hung wash hand basin; recessed spot lighting; tiled flooring; obscure PVCu double glazed window to front; radiator.





#### **KITCHEN**

15' 3" x 7' 10" (4.65m x 2.39m)

Refitted with a modern range of matching wall and base cabinets with roll top worksurfaces with tiled splash backs; inset one and a half bowl sink unit with mixer taps and drainer; twin stainless steel 'Lamona' ovens with grill; inset 'Lamona' four ring electric hob above with stainless steel extractor hood over; built-in 'Lamona' dishwasher; space for upright fridge/freezer; built-in cupboard housing a newly installed pressurised water cylinder; separate boiler cupboard housing an oil fired 'Worcester Danesmoor' boiler; tiled flooring; PVCu double glazed window to front; radiator; door into:

#### **LOBBY**

5' x 4' 9" (1.52m x 1.45m)

With tiled flooring; PVCu double glazed door to side leading to the covered passage, driveway, gardens and outbuildings; door leads into:

#### **UTILITY ROOM**

4' 2" x 2' 8" (1.27m x 0.81m)

Space and plumbing for an automatic washing machine; coat hooks; PVCu double glazed window to side.

#### **LIVING/DINING ROOM**

22' 10" x 13' (6.96m x 3.96m)

Spacious light and airy dual aspect room with feature stone open fireplace housing a newly installed cast iron multi fuel burning stove; large PVCu double glazed picture window to rear overlooking garden enjoying fantastic panoramic views over the neighbouring countryside and Tamar Valley beyond; additional PVCu double glazed window to side; PVCu double glazed door to rear providing access to south facing deck and gardens; television point; three radiators.

#### **BEDROOM ONE**

13' 0" x 12' (3.96m x 3.66m)

Built-in double wardrobe with hanging and storage; recessed spot lighting; television point; PVCu double glazed window to rear overlooking garden with the stunning far-reaching countryside views; radiator.

#### **BEDROOM TWO**

12' x 12' (3.66m x 3.66m)

Built-in double wardrobe with hanging and storage; PVCu double glazed window to rear enjoying the lovely vista over the garden and neighbouring countryside; double radiator.

#### **BEDROOM THREE**

9' 10" x 8' 10" (3m x 2.69m)

Recessed spot lighting; PVCu double glazed window to side; radiator.

#### **FAMILY BATHROOM**

10' x 6' (3.05m x 1.83m)

Newly refurbished with fully tiled walls and fitted with a white suite comprising panelled bath, tiled shower cubicle with newly installed 'Mira Sport' shower, low level WC, inset wash hand basin with storage cabinet beneath; extractor fan; recessed spot lighting; obscure PVCu double glazed window to front; heated towel rail.



## OUTSIDE:

The bungalow sits on a generous plot with front and south facing rear gardens which are another particular feature of the bungalow.

To the front a long brick paved driveway is accessed off the parish lane and leads to the car port and parking area providing off-road parking for multiple vehicles. From here a pathway leads to the main front entrance and along both sides of the bungalow providing access to all garden areas. The front garden is enclosed by a natural Cornish hedge and bordered by deep well stocked flowerbeds with natural stone edging with a variety of colourful plants, shrubs and bushes. Alongside the driveway is an outside water tap, useful log store and access to the two store rooms.

The attractive rear garden enjoys a sunny south facing aspect and the stunning far-reaching panoramic Tamar Valley views over the neighbouring countryside and is enclosed by fencing to both sides and a natural Cornish hedge to the rear boundary. Immediately to the rear of the bungalow and accessed via the living/dining room is a wooden decked patio area enclosed by wrought iron railings and providing a special space for outside dining and enjoying the sunshine, views and peaceful surroundings. Access from here to another patio area located to the side of the bungalow providing another sheltered space to sit and enjoy the garden and views. The garden is mainly laid to an expanse of lawn with deep borders on both sides with a huge array of plants, shrubs and bushes. To the rear is a section of garden set aside for the growing of fruit and vegetables and the keeping of chickens. This area is enclosed and has two raised beds, a variety of fruit trees including apple, pear, plum and fig and has several chicken coops and runs.

### **STORE ONE**

9' 4" x 6' 2" (2.84m x 1.88m)

Wooden double doors to front; oil tank; space for further storage.

### **STORE TWO**

8' 7" x 6' 7" (2.62m x 2.01m)

Power and lighting.



## Ground Floor



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019  
Plan produced using PlanUp.



### SERVICES

Mains water, oil, mains electricity and mains drainage.

### OUTGOINGS

We understand this property is in band 'E' for Council Tax purposes.

### VIEWINGS

By appointment with MANSBRIDGE BALMENT on 01822 612345.

### DIRECTIONS

Leave Tavistock via the A390 heading towards Callington and Cornwall. Pass over the river Tamar at Newbridge and proceed up the hill to Gunnislake. Pass through Gunnislake and on to Drakewalls and St Anns Chapel, thereafter turn left signposted Harrowbarrow and Rising Sun. Proceed down the hill to the T junction and turn left. The property will be found after a short distance on the right hand side, clearly identified by a Mansbridge Balment For Sale board.

**EPC RATING 57 BAND D**

**BETTER *COVERAGE*, WIDER *CHOICE***  
**MORE LOCAL OFFICES** than any other Estate Agent in our **AREA \***



BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY  
Tel: 01822 612345  
E: [tavistock@mansbridgebalment.co.uk](mailto:tavistock@mansbridgebalment.co.uk)



TAVISTOCK · YELVERTON · BERE PENINSULA  
OKEHAMPTON · LONDON MAYFAIR

*\* PL19, PL20, EX20*

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.