



**STAGS**

Rivendell



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# Rivendell

Harrowbarrow, Callington, Cornwall, PL17 8BP

Tavistock 7 miles, Callington 3 miles, Plymouth 15 miles, Cotehill National Trust Estate 2 miles.

A beautifully presented four-bedroom semi detached period property, with an abundance of charm and character throughout. This wonderful home is situated within an enchanting rural position on the outskirts of the well-regarded Cornish village of Harrowbarrow.

- Semi Detached Period Property
- Idyllic Location on Outskirts of Cornish Village
- Generous Well Presented Accommodation Throughout
- Four Double Bedrooms
- Family Bathroom & En-Suite Facilities to Master Bedroom
- Gardens to Front, Side & Rear of Property
- Garage
- Council Tax Band D
- Freehold

## Offers In Excess Of £400,000

This charming property is situated on the outskirts of the small rural village of Harrowbarrow in East Cornwall, close to the edge of the Tamar Valley an Area of Outstanding Natural Beauty. Harrowbarrow is a well-regarded village with a thriving community which is served by a Post Office and shop, and is within easy reach of Calstock, Callington, Gunnislake and Tavistock which all offer a wide variety of amenities including pubs, supermarkets and shops. The popular National Trust property of Cotehele House is just 2 miles away. Plymouth, known as The Ocean City, is approx. 15 miles away and has a full range of shopping, educational, leisure and sporting facilities. There is a mainline train service to London Paddington (three hours) and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain. North of Plymouth is Dartmoor National Park, extending to over 300 square miles that provide excellent and varied activities for lovers of the great outdoors.

Rivendell is a beautifully presented family home, offering a wealth of character and versatile accommodation set over two floors. The ground floor has open plan living incorporating an attractive shaker style kitchen with dining and living areas with log burner stoves. The first floor gives access to the family bathroom, and four double bedrooms – the master bedroom has En-suite facilities.

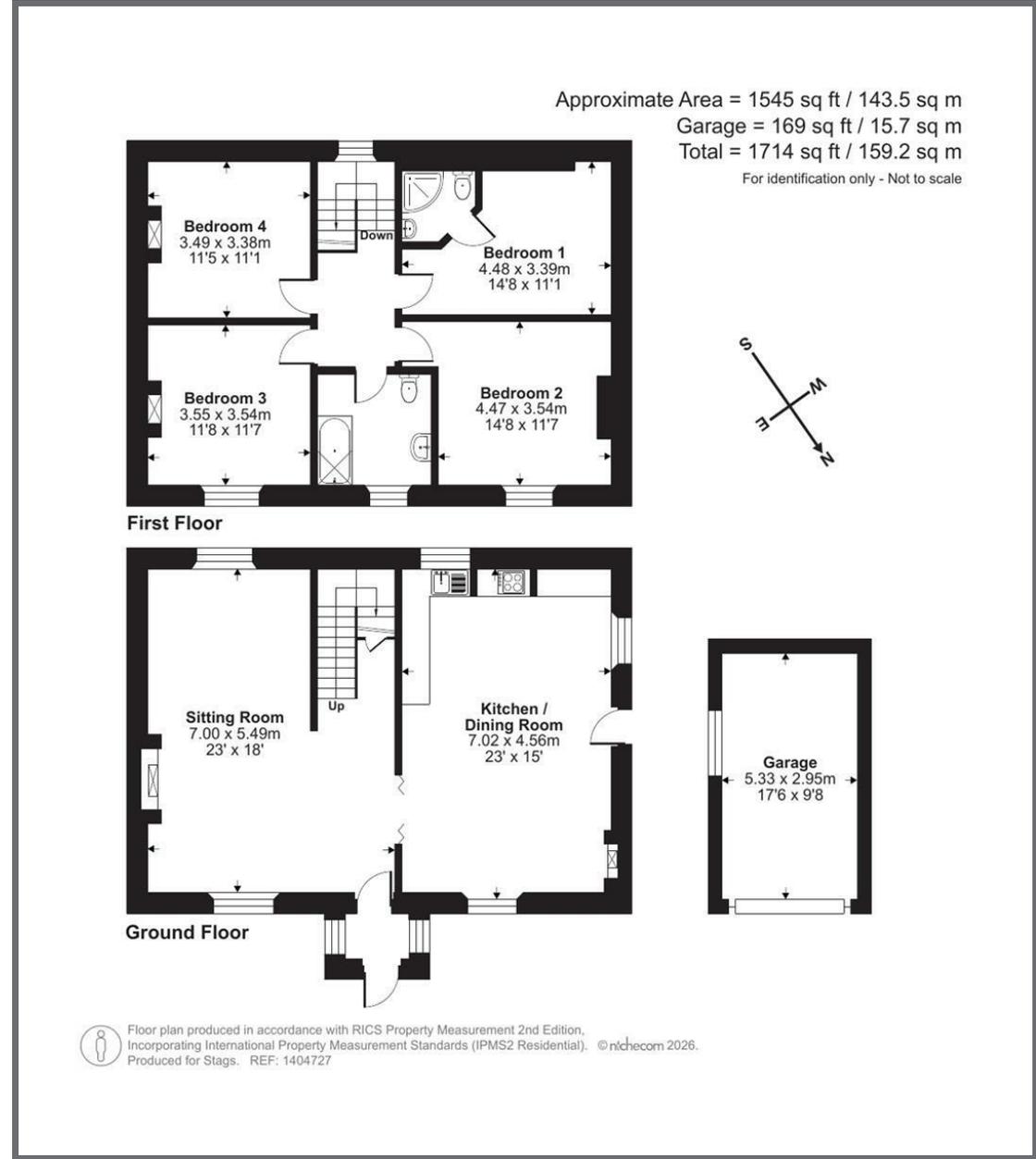
External benefits include a garage, a side garden which is a decked and paved terrace with gated access to the rear garden which is elevated.

Private Water, Private Drainage, Mains Electric and Oil Fired Central Heating and Starlink Internet. Based on the latest data from Ofcom Superfast broadband & mobile coverage from EE, O2 & Vodafone are also available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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