



Barn at Higher Brooklands

Barn at Higher Brooklands, Harrowbarrow, Cornwall PL17 8JN



Train Station/Mini-Supermarket 1.2 miles •
Access to River Tamar (Calstock) 2.5 miles
• Callington 3 miles • Tavistock Town
Centre 6 miles • Dartmoor National Park
6.7 miles • Plymouth 18.5 miles

An opportunity to acquire a barn for conversion which is in the advanced stages of securing planning permission for a four-bedroom family home, set within approximately 0.53 acres of south-facing grounds.

- Planning in the Closing Stages
- Plans for 4 Bedroom Property
- South-facing Grounds 0.50 Acres
- Three Additional Lots Available
- Lot 1: Newly Renovated Farmhouse
- Planning Reference: PA25/07410
- Planning Status: Awaiting decision
- Application Validated: Mon 13 Oct 2025
- No Onward Chain
- Freehold

Guide Price £200,000

SITUATION

This impressive and versatile barn is situated in a peaceful and private location on the fringe of the quiet and unspoilt village of Harrowbarrow, within easy reach of local amenities and facilities, including the towns of Callington, to the west, and Tavistock, to the northeast. Harrowbarrow itself is served by a primary school, with neighbouring villages collectively offering an excellent range of facilities and amenities, including several shops, two fuel stations, an Asda mini-supermarket (1.2 miles away) and several public houses. Gunnislake train station is also 1.2 miles away and provides a direct connection to the City of Plymouth.

Harrowbarrow is just outside of the Tamar Valley National Landscape (formerly AONB), and there are excellent opportunities nearby to walk and explore the region's rich heritage, including the National Trust's Cotehele House and Estate, the picturesque Danescombe Valley and the popular riverside village of Calstock (all approximately 2.5 miles away), where there is a public slipway and boatyard. Tavistock, 6 miles away, is a thriving market town in West Devon offering a superb range of shopping, recreational and educational facilities. Plymouth is 18 miles to the south by road, whilst Exeter is around 45 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK

DESCRIPTION

A superb barn conversion in the advanced stages of securing planning permission for a four-bedroom family

home, set within approximately 0.53 acres of south-facing grounds. The property benefits from its own private access, a dedicated driveway, and a carport positioned discreetly to the rear. Offering an excellent opportunity to create a spacious and characterful residence in a desirable rural setting.

ADDITIONAL LOTS

Lot 1: A substantial, newly refurbished character home in approx. 2.7 acres of gardens and grounds, available with up to three further lots, including a sizable stone barn for conversion, and additional meadow and pasture fields.

Please contact Stags to discuss the pricing and options relating to these additional lots.

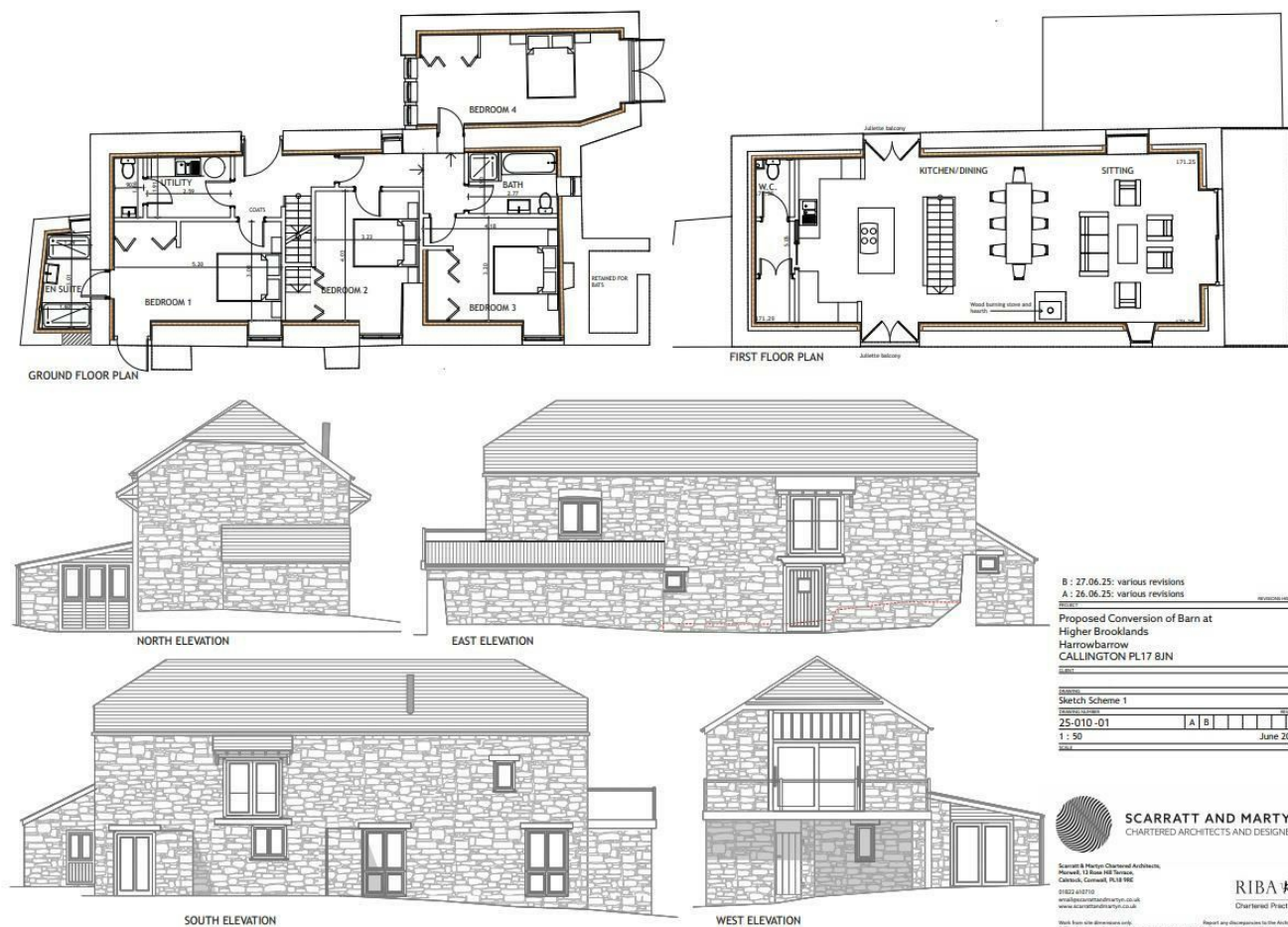
SERVICES

Electricity is currently supplied from the house, so the new owner of the barn will need to connect electricity, water & a new drainage system. Ultrafast broadband is available. Variable mobile voice/data services are available from all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

East Cornwall is well-known for its history of metalliferous mining. No mine workings or features are known to affect this 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	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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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