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*Changing Lifestyles*

# Valley View, Harrowbarrow, PL17 8AZ



**Asking Price - £625,000**





# Valley View, Harrowbarrow, Callington, PL17 8AZ



- Beautifully Presented Detached Bungalow
- Offering Five Bedrooms & Additional Office
- Two Reception Rooms
- Large Kitchen/ Dining Room & Utility Area
- Popular Village Location
- Enjoying Far Reaching Views
- Triple Garage & Ample Parking
- Planning Permission for a Two Bedroom House



This impressive bungalow is located in the sought-after village of Harrowbarrow, just a short drive from Callington. Offering generous space, it's an ideal property for a growing family or those seeking multi-generational living.

Boasting five well-proportioned bedrooms and an additional office, this home provides ample room for everyone. The luxurious family bathroom features both a walk-in shower and a freestanding bath, creating a spa-like retreat. Bedroom 2 benefits from an ensuite, while the master bedroom offers its own ensuite, along with a walk-in dressing room. From the master bedroom, you can step directly onto the patio and enjoy uninterrupted views of the stunning countryside.

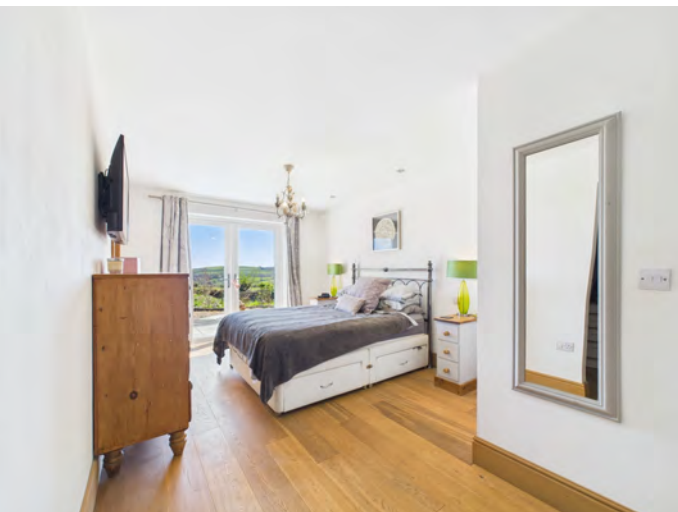
The standout feature of this home is undoubtedly the expansive Kitchen/Dining Room. Spanning over 500 square feet — about the size of an average two-bedroom apartment — this enormous space is perfect for family living and entertaining. The central island provides ample workspace, while a comprehensive range of units leaves plenty of room for a comfortable dining and seating area. The bi-fold doors open directly onto the patio, where you can take in breathtaking views of the Cornish countryside.

In addition to the kitchen, there is a formal living room, which also opens onto the patio, and a versatile family room that offers privacy for teenagers or elderly relatives who may want their own space.

Externally, the property is surrounded by a large garden that wraps around the front, side, and rear of the bungalow, ensuring privacy and a peaceful environment. The garden is mainly laid to lawn, with a raised patio area at the rear — the perfect spot for enjoying the panoramic views.

There is potential for expansion, as the side garden has planning permission for a two-bedroom house (planning application number PA17/08682). For those seeking additional space, the generous triple garage could be converted into further accommodation. Currently, it provides ample room for three cars and features a staircase leading up to a spacious games room.

With its combination of expansive living areas, stunning views, and flexible potential, this bungalow offers a rare opportunity to create the perfect home in a beautiful village setting.



Harrowbarrow is a charming village known for its picturesque countryside, with rolling hills and lush green fields that create a serene and scenic atmosphere. The village is also home to several historic landmarks, including the 19th-century Harrowbarrow Methodist Church, which stands as a testament to the area's rich history.

A major attraction in Harrowbarrow is the nearby Kit Hill Country Park, which spans over 400 acres of stunning natural beauty. The park offers breathtaking panoramic views of the surrounding landscape and boasts a network of walking trails that meander through woodlands, meadows, and heathland. With several designated picnic areas and a children's play area, the park is an ideal spot for family outings and outdoor activities.

Though small in size, Harrowbarrow has a tight-knit community with a strong sense of pride. The village is home to a variety of local businesses, including a community shop and a well-loved village hall. There is also a pub in the nearby village of Metherell, less than a mile away. Throughout the year, the village hosts several community events, most notably the annual Harrowbarrow and Metherell Carnival. This vibrant event features a lively parade, live music performances, and a wide range of food and drink stalls, bringing together locals and visitors to celebrate the village's distinctive charm and close community spirit.

# Changing Lifestyles



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