



**31 High Street,  
Delabole, Cornwall, PL33 9AA**

Guide Price £199,950 Freehold

**DAVID J ROBINSON**  
ESTATE AGENTS & AUCTIONEERS



- Hosted Virtual Viewings
- 2 Bedrooms
- 2 Reception Rooms
- Spacious Kitchen/Breakfast Room
- Level Garden
- No Onward Purchase
- Stunning Views to Rough Tor
- EPC Band E

## A charming cottage in a convenient village location with level garden and stunning views towards Rough Tor

**SITUATION** Set in the heart of the village of Delabole which has a convenience store catering for day to day needs, primary school, fish & chip shop, two pubs, doctors' surgery and access to some fabulous local walks, including the nearby coastal beauty spot of Trebarwith Strand. The coastal villages of Polzeath (9 miles), Port Isaac (6 miles) and Tintagel (4 miles) are all within reach.

The former market town of Camelford is 4 miles distant with supermarket, doctors' surgery, veterinary surgery, secondary school education and a range of shops and boutiques. At Camelford there is access to the A39, the Atlantic Highway, providing easy access to explore the majestic North Cornish coast, with its extensive sandy beaches and cliff walks.

**DESCRIPTION** A well presented, semi-detached cottage believed to have been built in the late 1800s with a

modern extension at the rear.

The following comfortable accommodation is clearly illustrated on the floorplan and briefly comprises: entrance vestibule with coat hook space and stairs rising to first floor. Doors into a second lounge/study/bedroom 3 with under stairs storage and a lounge with an attractive stone fireplace housing a multi-fuel burner. Opening into the kitchen/breakfast room with a range of fitted base and wall units, inset hob with oven under and extractor over, inset single drainer sink with picture window above enjoying views over the garden to farmland beyond, space for dishwasher and space for upright fridge/freezer.

Door to the utility/rear lobby with space and plumbing for washing machine, doors to the rear garden and doors to side passage with pedestrian gate to the front of the



property. From the kitchen, a door leads to an inner lobby with cupboard and a door to the bathroom with panel enclosed bath, walk-in shower, sink and WC.

To the first floor there is a half landing with a window enjoying views over the rear garden towards Rough Tor. Steps either side of the landing lead to the bedrooms.

**OUTSIDE** The rear garden is an undoubted feature of the property with a gravelled area, decorative stone patio (ideal for al fresco dining) and lawn with stunning views over farmland to Rough Tor and Bodmin Moor beyond. Timber



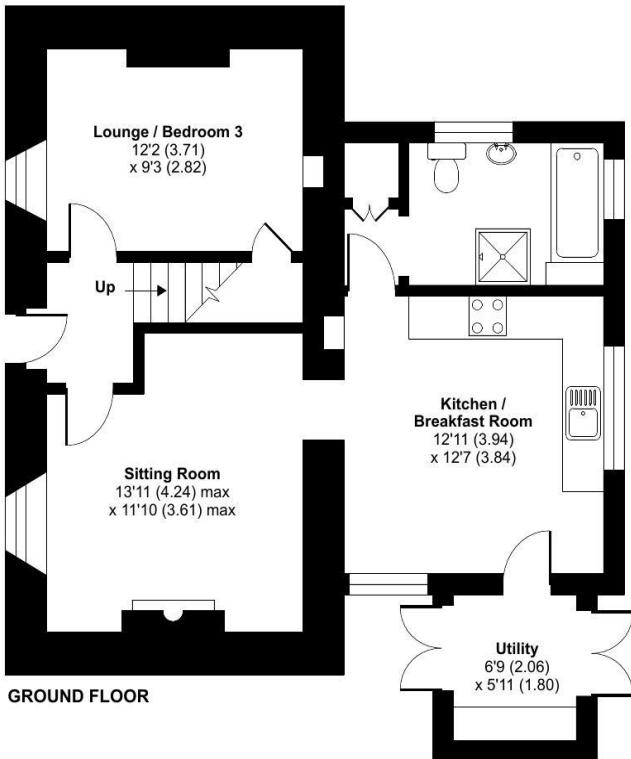
shed and partially completed decking area. Outside tap.

**SERVICES** Mains water, drainage and electricity. Double glazed throughout. External oil fired boiler for central heating and hot water. Broadband enabled. Council Tax Band B. Full EPC document available on request. Please note the agents have not inspected or tested these services.

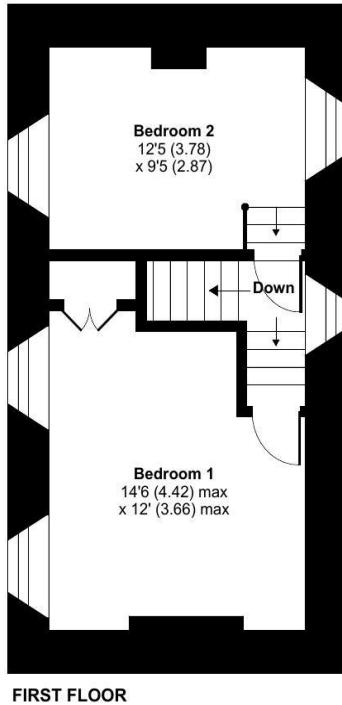
**VIEWINGS** Strictly by prior appointment through David J Robinson Estate Agents & Auctioneers. Hosted Virtual Viewings are available for this property.

**DIRECTIONS** From the A30, take the Kennards House junction to Camelford/North Cornwall and follow the A395 until it reaches the A39. At the T-junction, turn left towards Camelford. Take the first right turn signposted to Delabole on the B3314. Follow this road through Slaughter Bridge and at the crossroads, go straight ahead to Delabole. On entering Delabole, the property can be found approximately 0.3 miles along on the left hand side.

What3Words://deed.able.scoping.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1028 sq ft / 95.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 838906

For more information or to arrange a viewing, please contact us:

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