

3 HIGH STREET



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Delabole PL33 9AD

£169,950



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46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182

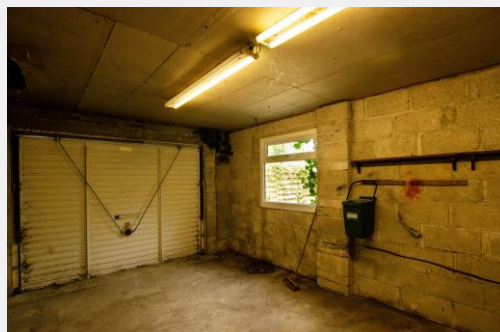
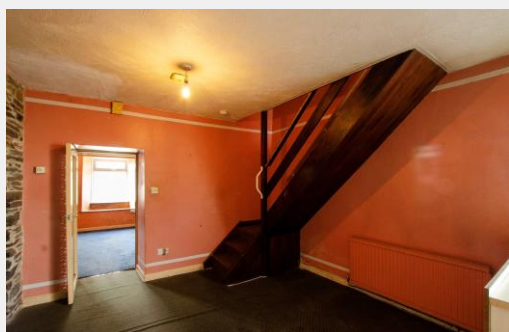

THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Located in the heart of Delabole, this deceptively spacious two-bedroom cottage offers a fantastic opportunity for those looking to put their own stamp on a home. In need of modernisation, the property is packed with potential and ideal for buyers seeking a renovation project in a well-connected North Cornwall village.

Upon entry, the cottage opens into a lounge, perfect for cosy evenings, leading through to a well-proportioned kitchen diner, offering ample space for family meals or entertaining guests. A downstairs cloakroom and separate utility room provide added practicality, while internal access to the attached garage adds further convenience.

Upstairs, the property boasts two generous double bedrooms, a family bathroom, and a large airing cupboard providing useful storage. Outside, a private garden offers a peaceful retreat and the opportunity to create a wonderful outdoor space.

With its central village location close to local amenities, countryside walks, and just a short drive to the coast, this charming cottage is a hidden gem with the potential to become a truly special home.



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Ground Floor



First Floor



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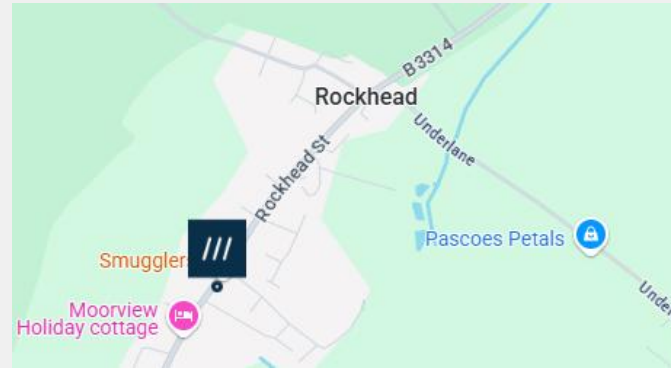
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KEY FEATURES

- Lounge
- Kitchen diner
- Utility room
- Downstairs cloakroom
- Garage (with internal access)
- Two generous double bedrooms
- Family bathroom
- Garden
- Requiring modernisation and updating
- Local Authority – Cornwall Council
- Council Band - B
- Tenure – Freehold

Agents Note: The vendor of this property has a connection with a member of staff at The Property Shop.



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SERVICES

- HEATING – OIL
- WATER - MAINS
- SEWERAGE - MAINS

SCHOOLS

- Delabole Primary School
- Sir James Smith's Secondary School
- Callywith College

TRANSPORT LINKS

- Nearby Bus Stops for ease
- Perfectly located between Boscastle & Polzeath
- A short drive from the historic village of Tintagel
- 3 miles from Trebarwith Strand beach

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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