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£199,500

Ref: P3196

*WATER LANE COTTAGE, DELABOLE, CORNWALL,*



QUINTESSENTIAL DETACHED CORNISH COTTAGE ON QUIET LANE WITHIN POPULAR VILLAGE  
LOCATION : TWO RECEPTION ROOMS & THREE BEDROOMS : ORIGINAL FEATURES SUCH AS  
SLATE FLAGGED FLOORS, OPEN FIRE, STRIPPED WOOD FLOORBOARDS & BEAMED CEILINGS  
YET WITH THE MODERN CONVENIENCE OF CENTRAL HEATING AND DOUBLE GLAZING :  
PRETTY REAR GARDEN WITH COUNTRYSIDE VIEWS : OFF ROAD PARKING :  
APPROXIMATELY 2 MILES FROM THE COAST & CLOSE TO MOORS



*Kernow*  
PROPERTIES

## THE PROPERTY

Of stone construction under a slate roof. Fully insulated loft. Oil central heating and UPVC double glazing throughout. Accommodation in brief: Ground floor:-KITCHEN/BREAKFAST ROOM, DINING ROOM AND THIRD BEDROOM. First floor:-TWO BEDROOMS AND BATHROOM.

## SITUATION

Occupying a quiet tucked away position in the self contained village of Delabole with its selection of shops and facilities including Doctor's surgery, public house, restaurant, recreation park and county primary school. The property is ideally situated for exploring the delights of the wild and romantic Bodmin Moor and the North Cornish Coast (approximately 2 miles away) which is famous for its spectacular cliff scenery, wide sandy beaches and pretty fishing villages. The small moorside town of Camelford which lies along the wooded banks of the River Camel is approximately two and a half miles away and offers a comprehensive range of professional, educational, recreational and shopping facilities including: a Post Office, Garages, County Library, County Primary and Secondary Schools, Medical Centre, Leisure Centre (with indoor heated swimming pool, the North Cornwall Museum and Bowood Park 18-hole (championship length) Golf Course. The towns of Bodmin, Wadebridge and Launceston are within easy driving distance and the cities of Truro, Plymouth and Exeter are approximately one hour away by car.

## DIRECTIONS

From the Camelford office, proceed on the A39 in the direction of Wadebridge. At the Co-op store in Camelford, turn right and continue to the 'T' Junction. Turn right and follow the signs to Delabole. Proceed into the village passing the Fish and Chip shop on the left and taking the next left into Waters Lane. The cottage will be the first property on the right.

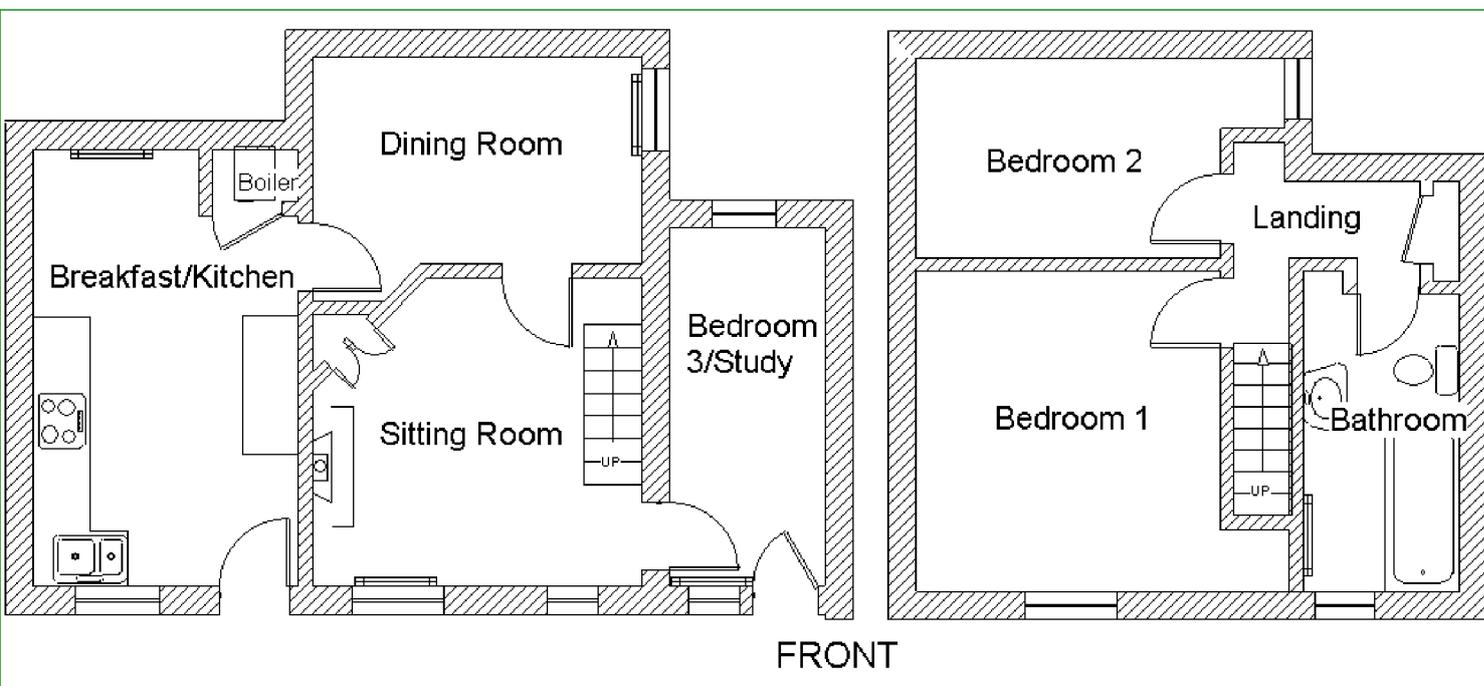
**ACCOMMODATION**      ALL MEASUREMENTS ARE APPROXIMATE

### GROUND FLOOR

- KITCHEN/BREAKFAST ROOM**      5.13m x 3.12m (16' 10" x 10' 3"). Half glazed stable door and recessed window to front and velux window to side. Range of wall and base units with laminate work surfaces incorporating a single 1 ½ bowl stainless steel sink, double oven fan assisted electric cooker with 4 ring hob and extractor hood above. Plumbing for automatic washing machine. Space for fridge/freezer. Cupboard housing central heating Combi boiler. Slate flagged floor. Central heating radiator. Loft access. Beamed ceiling. Strip lighting.
- DINING ROOM**      3.83m x 2.43 (12' 7" x 8'). Window to side. Central heating radiator. Slate flagged floor. Beamed ceiling. Telephone point.
- SITTING ROOM**      4.26m x 3.68m (14' x 12' 1"). Recessed windows to front looking out onto the garden. Cast iron open fireplace (not tested) with wooden mantle and slate hearth. Built in cupboard with stripped wood doors. Beamed ceiling. Slate flagged floor. Central heating radiator. TV aerial point. Stairs to first floor.
- BEDROOM THREE**      4.26m x 2.0 (14' x 6' 7"). Recessed window to front and window to rear. Central heating radiator. Fitted carpet. Door leading to garden.

## FIRST FLOOR

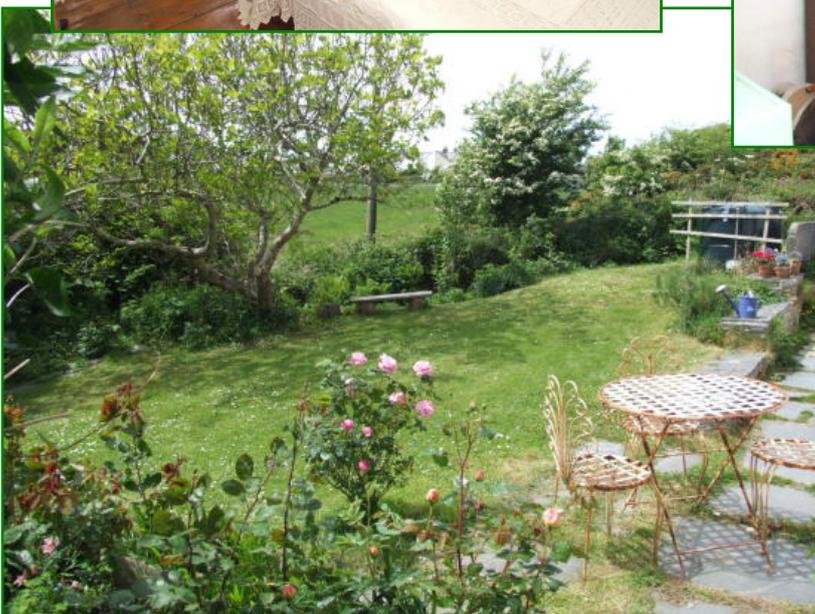
<b>LANDING</b>	Large linen cupboard. Alcove with fitted book shelf. Access to loft. Part carpeted and part stripped wood floor. Smoke alarm.
<b>BEDROOM ONE</b>	3.75m x 3.55m (12' 4" x 11' 8"). Recessed window to front with views over the garden to open fields. Central heating radiator. Stripped wood floorboards. Alcove over stairs for hanging space.
<b>BEDROOM TWO</b>	4.34m x 2.43m (14' 3" x 8'). Recessed window to side. Central heating radiator. Stripped wood floorboards.
<b>BATHROOM</b>	2.87m x 1.87m (9' 5" x 6' 2"). Window to front. Suite comprises:- panelled bath, pedestal wash hand basin and WC. Tiled splash backs. Central heating radiator. Laminate floor. Electric wall heater. Loft access.
<b>OUTSIDE</b>	The property is approached from the side where there is hard standing for one vehicle. Steps lead down to a pathway which leads to the front door and along to a slate patio area. The pretty private garden to the front has a shed in one corner and is enclosed by a Cornish hedge row with established bushes and trees and over looks the fields which border the property. There is a further triangle of land to the side of the property which is grassed and runs along the roadside and up to the parking area.
<b>SERVICES</b>	Mains water, electricity and drainage.
<b>COUNCIL TAX</b>	Band ?



THIS FLOOR PLAN IS NOT TO SCALE

AGENTS NOTE: Kernow Properties for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (2) No person in the employment of Kernow Properties has any authority to make or give any representation whatever in relation to this property: (3) None of the services, appliances, plumbing, heating or electrical installation have been tested by Kernow Properties: (4) None of the statements contained in these particulars are to be relied on as representation of fact.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>		49	(39-54) <b>E</b>
(21-38) <b>F</b>	32		(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

ESTATE AGENTS R.I.C.S SURVEYS & VALUATIONS PROPERTY MANAGEMENT

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