



31 The Sidings  
Delabole | Cornwall



Town • Country • Coast

Entrance Hallway

Games Room

19'8" x 15'2" (6.01m x 4.64m )

Ground Floor

Central Heating Type - Oil  
Drainage.

Council Tax Band - T6C

Bedroom 1  
12'11" x 11'3" (3.96m x 3.45m)

En-Suite

6'1" x 2'9" (1.87m x 0.86m )

Bedroom 2  
12'9" x 8'8" (3.90m x 2.66m )

Bedroom 3  
8'7" x 7'6" (2.64m x 2.31m )

Bedroom 4  
11'5" x 10'4" (3.50m x 3.15m )

Bathroom

8'3" x 7'6" (2.53m x 2.30m )

Utility Room

11'0" x 7'6" (3.37m x 2.30m )

Garage

22'0" x 17'4" (6.73m x 5.29m )

First Floor

Living Room / Dining Room

30'7" x 13'7" (9.34m x 4.16m )

Kitchen  
15'1" x 9'8" (4.60m x 2.95m )

Services

Mains Electricity, Water and

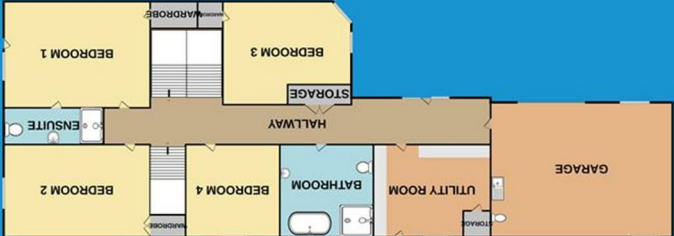
Drainage.

Central Heating Type - Oil

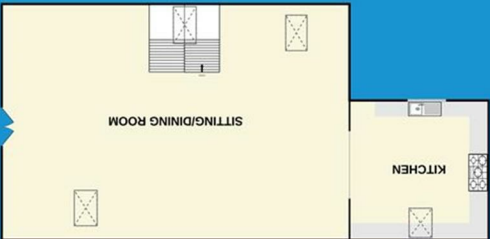
Council Tax Band - T6C



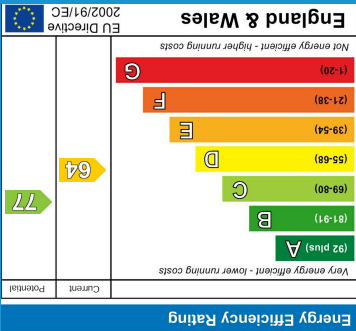
Lower Ground Floor



Ground Floor



First Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



01566 706706  
sales@viewproperty.org.uk  
www.viewproperty.org.uk



Town • Country • Coast





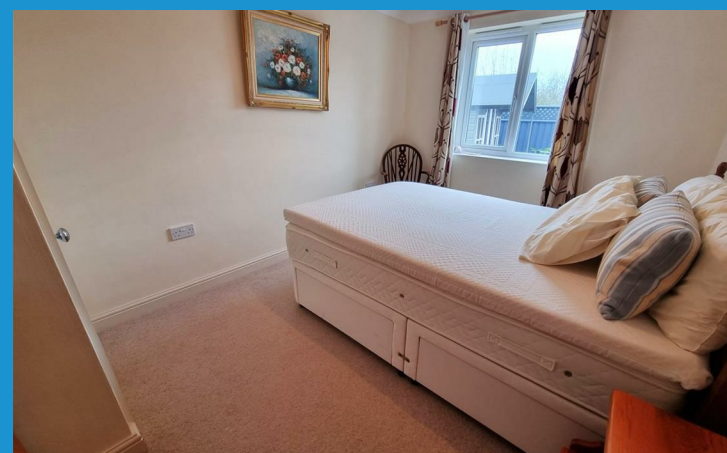
Situated just a stone's throw from the delightful North Cornish coastline is this well presented reversed living accommodation family home. Located in the popular village of Delabole this property is close to local amenities and enjoys beautiful views of the surrounding countryside. The property also offers parking for 4/5 vehicles as well as spacious living accommodation and 4 large double bedrooms.

On the ground floor are 4 good sized bedrooms. The master bedroom is rear aspect and offers a large walk-in wardrobe as well as an en-suite equipped with walk in shower. The master bedroom also benefits from direct access to the patio garden via a french door's. Bedroom 2 is also rear aspect and benefits from built in storage as well as offering ample space for freestanding bedroom furniture. Bedrooms three and four a both double rooms. There is also a useful utility room offering eye and base level units for storage as well as ample worktop space. On the ground floor there is also access to the large double garage perfect for storage.

The first floor offers a spacious living/dining room, there is ample space of entertaining with a view of the nearby countryside. This room is also pleasantly subdivided by the wooden staircase in the center of the room. The kitchen can be found just off the dining area and offers an array of eye and base level units as well as a large oven. There is also space for freestanding white goods and ample worktop space.

The property benefits from a useful basement room currently used as a games room with further potential to be a gym/home office.

Externally the property offers parking up to 5 Vehicles. There is a large patio area to the rear of the property offering the perfect space for summer evening barbecues or entertaining family and friends.



#### Situation

An ideal location for those who enjoy exploring the North Cornish coast, being close to popular resorts such as Port Isaac, Polzeath, and Bude. A short distance from the property is Trebarwith Strand in Tintagel, where you can find a pub, great surfing beach, as well as access to the coastal footpath to Boscastle and Tintagel. Within the village itself, there is a convenience store, primary school, and a strong sense of community. For more extensive shopping options, Wadebridge town centre is approximately 12 miles away. Wadebridge, with its array of independent shops, cafes, and restaurants, offers a delightful shopping and social experience. The town is also a gateway to the Camel Trail, a popular cycle path that runs along a disused railway line from Padstow to Bodmin, providing spectacular views of the Cornish countryside and estuary.

#### Directions