



71 High Street

Delabole, Cornwall, PL33 9AH

KIVELLS

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£225,000 Guide Price

Three double bedroom period terraced cottage

Private driveway parking to the front

Well presented throughout

Excellent location within 10 minutes drive to the beach

UFH on ground floor from air source heat pump

Low maintenance private rear courtyard garden

Separate utility room and cloakroom

EPC - C

Delabole, Cornwall, PL33 9AH



This beautifully presented period terraced cottage offers spacious and practical accommodation with three double bedrooms and is conveniently situated within the heart of Delabole, approximately ten minutes' drive from the beach at Trebarwith Strand.

The ground floor features a generous open plan living and dining room with plenty of space for both relaxation and entertaining. This leads through to a modern fitted kitchen with integrated appliances, a separate utility room and a useful cloakroom. Underfloor heating throughout the ground floor is supplied by an efficient air source heat pump, contributing to the property's EPC rating of C.

Upstairs are three well proportioned double bedrooms, each offering ample room for storage and furnishings, together with a stylish family bathroom featuring both a bath and separate shower. Neutral décor throughout creates a bright and comfortable home that should appeal to a wide range of buyers.

Outside, the enclosed rear courtyard enjoys a pleasant southerly aspect and has been gravelled for ease of maintenance, with a dedicated seating area ideal for outdoor dining and relaxation. The rear elevation has been finished with attractive wood effect composite cladding, providing a smart contemporary appearance, while the air source heat pump is discreetly positioned within the courtyard.

To the front is a block paved area providing off road parking for one small car, together with an additional gravelled section bordered by a low stone wall. Further on street parking is available directly outside the property.

Combining character, generous accommodation and manageable outside space, this inviting home is ideally suited to families, first time buyers or those seeking a low maintenance property close to the North Cornwall coast.



Situation

Delabole is a thriving North Cornwall village offering an excellent balance of everyday convenience and easy access to the coast. The village has a strong community spirit with a primary school, convenience store and post office, public houses, doctors' surgery and petrol station all close at hand. The dramatic surfing beach and coastal walks at Trebarwith Strand are approximately 2.5 miles away while the renowned destinations of Tintagel, Port Isaac and Rock are also readily accessible. Camelford provides further amenities and schooling approximately four miles away with the bustling market town of Wadebridge around ten miles distant. Delabole is therefore an appealing base from which to enjoy both village life and the very best of the North Cornwall coast.

Accommodation

OPEN PLAN LIVING / DINING SPACE

Half double glazed composite entry door with obscure glass. To the right hand side the living space includes uPVC double glazed sash windows to the front with fitted plantation blinds. Location of fibre to premises internet point, fully carpeted throughout, recess spotlighting and T.V. point. Under stair storage cupboard. To the left hand side is a further sash uPVC window to the front with fitted plantation blinds. T.V. point, display alcove with electric point by former chimney, space for dining table, continuation of carpet and stairs to first floor. A door from the living area leads into:-

KITCHEN

Dual aspect with double glazed windows to the rear and side including half glazed door to the rear garden and half uPVC double glazed door to the rear garden. Excellent range of wall and base units with roll top work surface having inset stainless sink and drainer with mixer tap over, integrated dishwasher and matching upstand. Integrated oven with electric hob over and extractor hood. Tiled splash backing, recessed spotlighting, wood effect vinyl flooring, space for fridge freezer and door to:-

UTILITY ROOM

uPVC double glazed window to the rear. Matching wall and base units akin to the kitchen. Further roll top work surface with matching upstand. Space and plumbing for tumble dryer and washing machine, continuation of wood effect vinyl flooring, extractor fan and door to

airing cupboard with location of pressurised hot water cylinder and thermostatic heating controls. Door to:-

CLOAKROOM

uPVC double glazed window with obscure glass to the rear. Close coupled W.C., vanity unit with cupboards under and ceramic sink with mixer tap over. Tiled to half height and continuation of wood effect vinyl flooring.

THREE WAY SPLIT LANDING

Stairs rise from the dining area. Vaulted ceiling and pendant light over. Door off to:-

BEDROOM TWO

Good sized double bedroom with uPVC double glazed window to the rear with distant rural views of Roughtor. Fitted blinds, built-in wardrobe, fitted carpet, pendant ceiling light, loft access, T.V. point and electric radiator. Space for bedroom furniture.

FAMILY BATHROOM

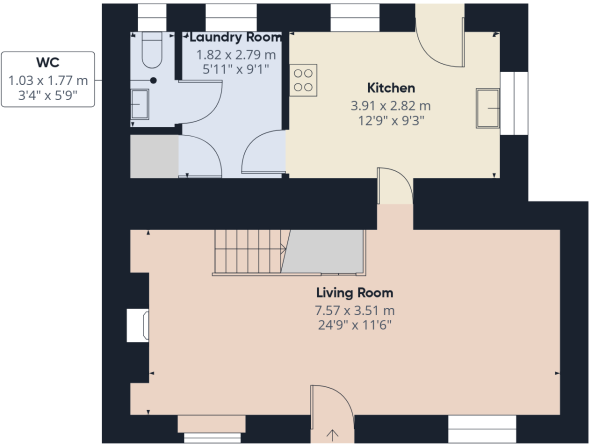
uPVC double glazed window to the rear with obscure glass and fitted blind. Separate shower enclosure with floor to ceiling tiled splash backing and mixer shower over, panel enclosed bath with further matching tiled splash backing, close coupled W.C. and vanity unit with ceramic sink and mixer tap over with cupboard beneath. Wall light with shaver point, recess spotlighting and extractor fan. Wood effect vinyl flooring. Door to airing cupboard with slatted shelving.



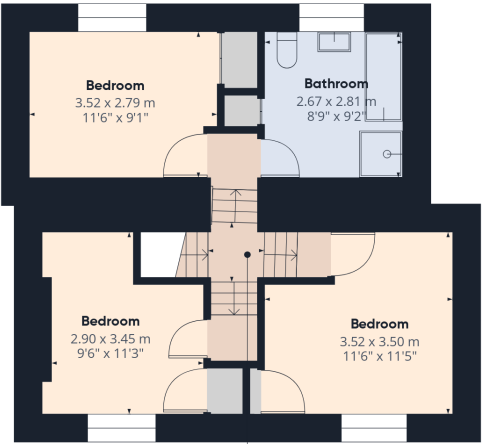


Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾
91.1 m²
980 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

BEDROOM ONE

A good sized double bedroom with uPVC double glazed sash windows to the front with fitted plantation blinds. High vaulted ceiling, T.V. point, exposed roof trusses, space for bedroom furniture, fitted carpet, electric wall heater and built-in wardrobe.



BEDROOM THREE

uPVC double glazed sash window to the front with fitted plantation blinds. High vaulted ceiling with exposed roof trusses, T.V. aerial point, built-in wardrobe and fitted carpet. Space for bedroom furniture.



Outside

The rear garden has been gravelled for low maintenance with the location of air source heat pump. The rear of the property has been attractively clad in wood effect composite cladding. There is also a wonderful seating area perfect for al fresco dining and enjoying a southerly aspect.

To the front of the property there is a parking space for one car and further on street parking in front. There is a half height stone wall with gravel area beside for low maintenance and the driveway is blocked paved.



Services

Mains electric, water and drainage.



EE Rating - C



Council tax band - C



Directions

What3Words – crazy.hurls.impeached



Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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