Bond Oxborough Phillips

Changing Lifestyles

74 Pengelly
Delabole
PL33 9AU

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £190,000







74 Pengelly, Delabole, PL33 9AU

A Charming Character Cottage with Period Features and Enclosed Garden in the Heart of Delabole

- Charming character cottage in Delabole with period features throughout
- Kitchen/diner featuring a woodburning stove
- Spacious living room with two large front-facing windows and additional front door access
- First floor comprising three bedrooms, including two good-sized doubles
- Front right of way providing off-road parking for two vehicles
- Stone-built store opposite the side entrance for tools, bikes, or general storage
- Enclosed, gated garden with exposed stone wall, low-maintenance chippings, and mature shrubs
- Council Banding - B
- EPC - E







74 Pengelly is a charming character cottage offering a wealth of original features alongside practical living space, ideal for those seeking a traditional Cornish home with scope to make it their own.

Entering via the oak side stable door, you step down into the kitchen/diner where the property's character is immediately evident. Features include exposed beamed ceilings, flagstone Delabole slate flooring, and a striking fireplace with slate lintel, clome oven, and woodburning stove. The kitchen is currently arranged with base units providing space for a washing machine and dishwasher, along with a ceramic sink and drainer. There is under-stairs space for a fridge/freezer, and room for a range-style electric cooker, with the current owners utilising freestanding units for additional flexibility. A useful storage cupboard is located to the rear, and there is clear potential for a new owner to install further fitted units if required.

The living room is a well-proportioned space, benefiting from two large windows to the front allowing for plenty of natural light, lined with flagstone Delabole slate flooring, along with an additional door providing access to the front of the property.

Rising from the staircase located within the kitchen, the first floor provides access to three bedrooms. Two of these are well-proportioned double rooms, both offering plenty of space for a range of furnishings, while the third bedroom would lend itself well as a single room, home office, or nursery. The layout is practical and well-balanced, making it suitable for a variety of buyers. Completing the accommodation is a family bathroom, fitted with a walk-in shower, WC, heated towel rail and wash hand basin.

Externally, the property benefits from a right of way to the front, which the current owners use for off-road parking for two vehicles.

Opposite the side entrance is a useful stone-built store, ideal for tools, bikes, or general storage. A short walk along the path and up a few steps leads to the enclosed garden, which is sheltered by an exposed stone wall and designed for ease of maintenance. The garden is mainly laid to chippings with a selection of mature shrubs and provides a pleasant space for outdoor seating and dining.

Changing Lifestyles

Delabole is a well-regarded village situated on the North Cornwall coast, best known for being home to the famous Delabole Slate Quarry – one of the oldest and largest slate quarries in England. The village offers a strong sense of community and a range of everyday amenities, including a convenience store, primary school, public house, and local playing fields.

Positioned just inland from the rugged North Cornish coastline, Delabole is within easy reach of popular coastal destinations such as Port Isaac, Tintagel, and Polzeath, all of which offer stunning scenery, beaches, and coastal walks along the South West Coast Path. The nearby town of Wadebridge provides a wider selection of shops, supermarkets, and services, along with access to the Camel Trail.

The area is ideal for those seeking a balance between village living and coastal lifestyle, with excellent opportunities for walking, surfing, and exploring the surrounding countryside. Road links provide access further afield to Bodmin and the A30, connecting through Cornwall and beyond.









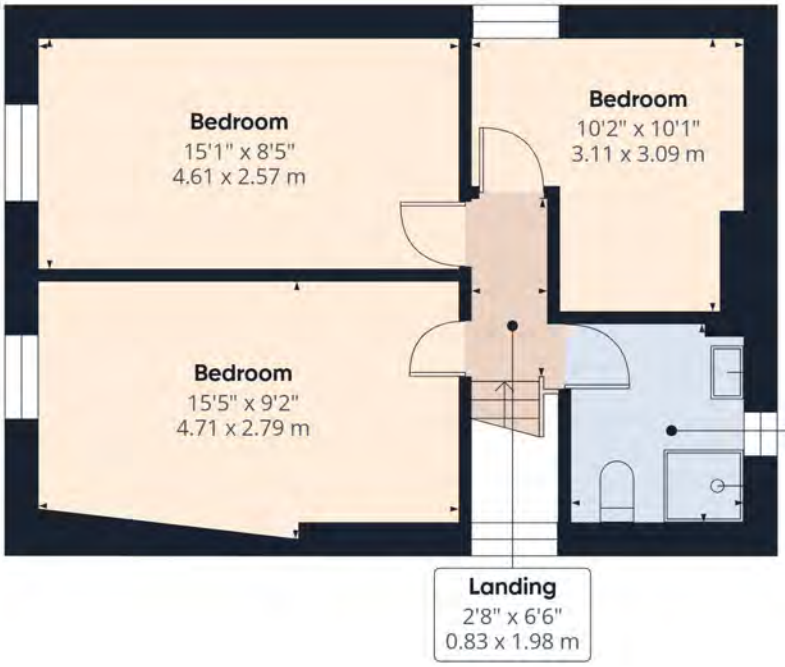


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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PLEASE NOTE
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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