



Bond
Oxborough
Phillips

Changing Lifestyles

86 Pengelly

Delabole

PL33 9AU



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £165,000



Changing Lifestyles

01208 814055

86 Pengelly, Delabole, PL33 9AU



A charming two double bedroom Cornish cottage offering spacious character-filled accommodation, an open fireplace and a delightful enclosed rear garden in the heart of Delabole.

- Two Double Bedrooms
- Traditional Cornish Cottage
- Spacious Living Room
- Character Features Throughout
- Open Fireplace
- Kitchen & Dining Room
- Low Maintenance Rear Garden
- Summer House & Storage
- Great First Time Buy or Investment Property
- Council Banding - D
- EPC - D



Positioned within the popular North Cornwall village of Delabole, 86 Pengelly is a charming two-bedroom traditional Cornish cottage, offering spacious accommodation, plenty of character and a particularly pleasant enclosed rear garden.

Stepping through the front door, you are welcomed directly into the generously sized living room, a warm and inviting space that immediately sets the tone for the cottage. Character features include a beamed ceiling and an open fireplace, creating a natural focal point to the room, while the high ceilings give the space an impressive sense of light and openness. A useful area beneath the stairs provides additional space which could work particularly well as a small home office or study area.

Continuing through the property, you arrive at the kitchen and dining room, another well-proportioned room with plenty of space for everyday living. The fitted kitchen provides a good range of cupboard and worktop space alongside room for the usual freestanding appliances. A traditional Rayburn adds further character, while a large window looks directly across the rear garden. There is also ample room for a dining table, making this a sociable space for both family meals and entertaining.

From the kitchen, a rear porch provides valuable additional storage and offers direct access into the garden.

Heading upstairs, the landing leads to two genuine double bedrooms. The main bedroom is positioned at the front of the cottage and benefits from high ceilings and built-in storage, while the second double bedroom enjoys an outlook across the rear garden. Completing the first floor is the shower room, fitted with a shower enclosure, W.C., wash hand basin, vanity storage and heated towel rail.

Outside is undoubtedly another highlight of the home. The enclosed rear garden has been designed with ease of maintenance in mind, featuring an attractive slate-paved patio surrounded by a variety of established plants and shrubs. It provides a private and inviting space for outdoor dining, entertaining or simply enjoying the warmer months.

Also found in the garden is a summerhouse/storage shed, providing excellent additional space, while the property also benefits from a right of way over the rear pathway, giving convenient pedestrian access onto West Lane.

Overall, 86 Pengelly is a characterful and well-proportioned cottage, combining two double bedrooms, spacious living accommodation and a lovely rear garden, all within the popular village of Delabole.



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Delabole is a well-established North Cornwall village, conveniently positioned between the dramatic coastline and the surrounding countryside. The village offers a good range of everyday amenities, including a primary school, local shops, public house, post office and community facilities, making it a practical location for both permanent residents and those looking to enjoy a more relaxed Cornish lifestyle.

The spectacular North Cornish coastline is within easy reach, with the popular coastal villages of Tintagel, Bosccastle and Port Isaac all accessible by car, alongside numerous beaches, coastal walks and sections of the South West Coast Path.

The nearby town of Wadebridge provides a wider selection of shops, supermarkets, restaurants and leisure facilities, while Camelford is also just a short drive away. With its combination of village amenities, countryside surroundings and excellent access to some of North Cornwall's best-known coastal destinations, Delabole provides a convenient base from which to enjoy the area.



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.

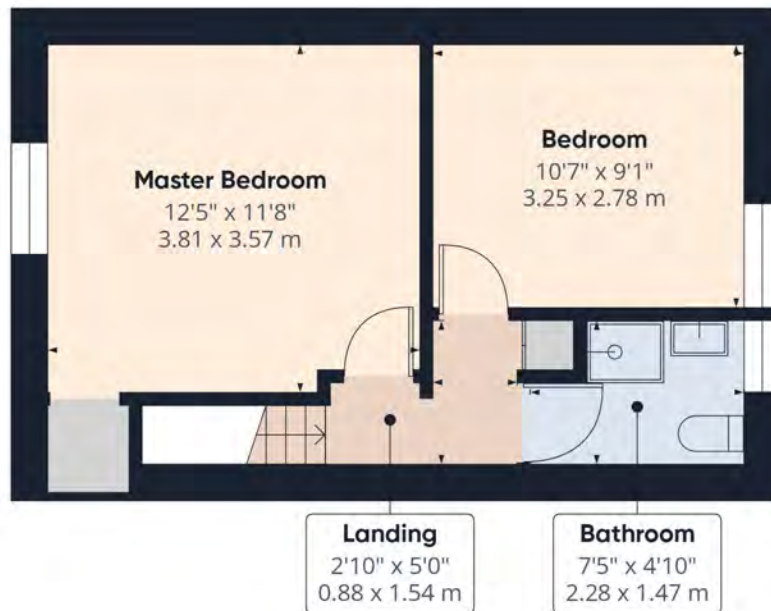
Virtual Tour:



Changing Lifestyles



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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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