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Changing Lifestyles

Ash Grove
Delabole
PL33 9EQ



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £400,000



Changing Lifestyles

01208 814055

Ash Grove, Delabole, PL33 9EQ



A substantial and versatile four-bedroom detached bungalow offering generous accommodation over two floors, an integral double garage, ample parking and enclosed gardens, all within a peaceful cul-de-sac setting and offered chain free...

- CHAIN FREE
- Substantial Detached Bungalow
- Versatile Accommodation Over Two Floors
- Impressive First-Floor Bedroom Suite
- Three Ground-Floor Double Bedrooms
- Modern Family Bathroom
- Separate Living & Dining Rooms
- Integral Double Garage
- Excellent Loft Storage Space
- Ample Off-Road Parking
- Enclosed Gardens
- Patio, Lawn & Decked Seating Areas
- Quiet Cul-de-Sac Location
- Council Banding - D
- EPC - D



Positioned within a pleasant cul-de-sac setting, Ash Grove is a substantial and incredibly versatile detached bungalow, offering an impressive amount of accommodation arranged across two floors. Offered to the market with no onward chain, the property would make an excellent family home while accommodating visiting family and guests.

Upon entering the property, you are welcomed into the ground-floor accommodation, where the generous proportions of the home quickly become apparent. The main living room provides a comfortable and inviting space to relax, with plenty of room for a variety of furniture arrangements and creating a natural everyday living area.

Continuing through the property, the kitchen is well equipped with a good range of cupboard and worktop space, providing a practical environment for everyday cooking. This is complemented by a separate utility room, offering additional storage and space for household appliances. From here, internal access is provided directly into the integral double garage, an excellent-sized space offering secure parking, storage or workshop potential and also housing the regularly serviced oil-fired boiler.

The ground floor provides three generously proportioned double bedrooms. The principal bedroom is particularly impressive in size, comfortably accommodating a large bed alongside additional bedroom furniture, while a range of built-in wardrobes provides excellent storage. Two further double bedrooms complete the sleeping accommodation on this level, with one currently utilised as a home office, perfectly demonstrating the versatility of the layout.

Serving the ground-floor bedrooms is a modern family bathroom, fitted with a bath, separate shower enclosure, WC and wash basin, providing a practical arrangement particularly well suited to family living.

A separate dining room provides another excellent reception space, with plenty of room for a dining table and furniture. A sliding door opens directly onto the rear garden, allowing the room to connect naturally with the outside space and making it particularly appealing for entertaining during the warmer months. The staircase leading to the converted first-floor accommodation has also been cleverly positioned within the dining room, providing easy access without compromising the remainder of the ground-floor layout.

Heading upstairs reveals one of Ash Grove's standout features. The loft has been converted to create a substantial additional bedroom suite, offering a fantastic degree of separation from the main ground-floor accommodation. Alongside the bedroom is its own private living space and en-suite facilities, creating an incredibly versatile area that could be ideal for an older child, visiting family members or multi-generational living. Alternatively, it could make a superb private guest suite or simply provide additional living space away from the main home.

Importantly, the conversion has not utilised the entirety of the original loft. A separate door from the first-floor accommodation provides access into the remaining loft space, offering a substantial and extremely useful storage area for belongings that do not need to be kept within the main living accommodation.

Outside, Ash Grove continues to offer good space. To the front, established bushes create a pleasant and mature approach, while a large driveway provides ample off-road parking and access to the integral double garage.

To the rear is a pleasant and enclosed garden, making it particularly suitable for children and pets. The garden combines a patio seating area with a lawn and separate decked space, providing several areas to sit, entertain or enjoy alfresco dining throughout the warmer months.

Overall, Ash Grove is a deceptively spacious and highly adaptable detached home, combining generous ground-floor accommodation with the significant benefit of a converted first-floor suite. With four double bedrooms, multiple reception spaces, an integral double garage, ample parking, excellent storage and an enclosed rear garden, this is a home that really needs to be viewed internally to fully appreciate the space and versatility on offer.



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Delabole is a traditional and well-established North Cornwall village, surrounded by attractive countryside and positioned within easy reach of some of the area's most impressive coastline. Offering a good balance between rural and coastal living, the village is particularly convenient for those wanting everyday amenities close at hand while remaining within a short drive of beaches, coastal walks and neighbouring towns and villages.

Within Delabole itself there is a useful range of local amenities catering for day-to-day needs, including a primary school, convenience stores, public house, places to eat and recreational facilities. The village is perhaps best known for its historic slate quarry, which has played an important role in the local area for generations and remains a distinctive part of Delabole's character and heritage.

For those looking to enjoy the North Cornish coastline, the popular beach at Trebarwith Strand is only a short drive away. Surrounded by dramatic cliffs and rugged coastal scenery, it is a popular destination for surfing, beach days and exploring the South West Coast Path. Further along the coast, the historic village of Tintagel, famous for its dramatic setting and castle, and the picturesque harbour village of Boscastle are both readily accessible.



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



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