



Bond
Oxborough
Phillips

Changing Lifestyles

4 Trebarwith Road
Delabole
PL33 9DB



BRITISH
PROPERTY
AWARDS

2023

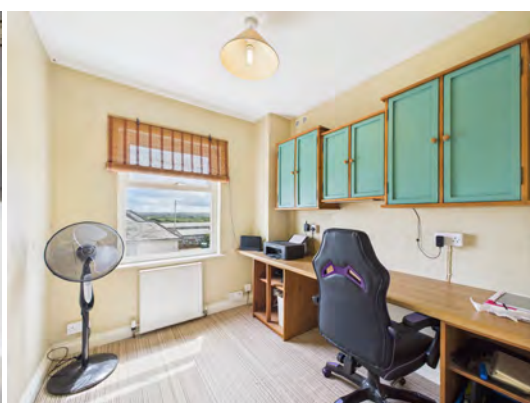
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £300,000



Changing Lifestyles

01208 814055

4 Trebarwith Road, Delabole, PL33 9DB



4 Trebarwith Road, Delabole – Versatile Family Home with Modern Touches and Rural Views

- Impressive Semi-Detached Home
- Ground Floor Modern Family Bathroom
- Stunning Rural Views
- Spacious Kitchen
- Large Living Room
- Private Rear Garden
- Off-Road Parking
- Popular Coastal Location
- Chain Free!
- Council Banding - A
- EPC - TBC



Located in the heart of the traditional Cornish village of Delabole, just a short drive from the stunning North Cornwall coastline, 4 Trebarwith Road is a well-presented three-bedroom semi-detached home offering a great layout, modern enhancements, and impressive versatility—ideal for family living.

Upon entry, you're welcomed into a bright hallway, setting the tone for the rest of the property. To the left, a spacious and modernised living room unfolds, enhanced by a rear extension that opens up the room beautifully. Contemporary features include a wall-mounted electric fireplace, new carpets, and sleek LED lighting. This flexible space offers plenty of room to relax with family and could easily accommodate a dining area, making it a fantastic social hub.

The kitchen is of good size and features ample cupboard and worktop space, along with designated areas for white goods. A charming fireplace with a wood-burning stove adds warmth and character to the room.

Towards the rear of the home, the extended section houses multiple built-in storage cupboards and a spacious, modern family bathroom. This bathroom has been stylishly finished and includes a separate bath, walk-in shower, basin, and WC—perfect for busy family life.

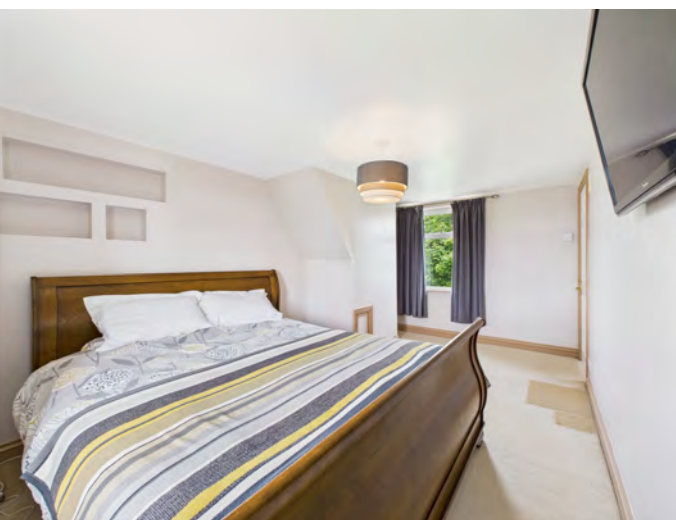
Upstairs, the landing gives access to three bedrooms. The smallest has been thoughtfully converted into a private study, ideal for home working or hobbies. The master bedroom is a standout, offering built-in storage, ample space for furnishings, and multi-aspect windows that allow natural light to flow in throughout the day.

From the master bedroom, a fixed stairway leads to a converted loft room. While not officially classed as a bedroom, this useful space features carpeted flooring, lighting, and a Velux window, and could be adapted for a variety of uses such as a playroom, home office, or snug.

Externally, the property offers private parking for multiple vehicles, side access, and a rear garden that enjoys beautiful rural views—a peaceful setting to relax or entertain outdoors.

Just a short distance from the dramatic North Cornwall coastline and the popular beach at Trebarwith Strand, this home offers a great balance of village life, coastal proximity, and modern comfort.

A viewing is highly recommended to fully appreciate all this property has to offer.



Changing Lifestyles

Delabole is a traditional Cornish village located just a few miles inland from the stunning North Cornwall coastline. Best known for its historic slate quarry—one of the oldest and largest in England—Delabole offers a rich sense of heritage alongside a welcoming village community.

The village provides a range of local amenities including a convenience store, primary school, pub, and post office, with further facilities available in nearby towns such as Camelford, Wadebridge, and Bodmin. Delabole also enjoys excellent access to the A39 Atlantic Highway, making it a convenient base for exploring the wider region.

Outdoor enthusiasts will appreciate the proximity to both Bodmin Moor and the South West Coast Path, as well as popular coastal spots like Trebarwith Strand, Tintagel, and Port Isaac—all just a short drive away.

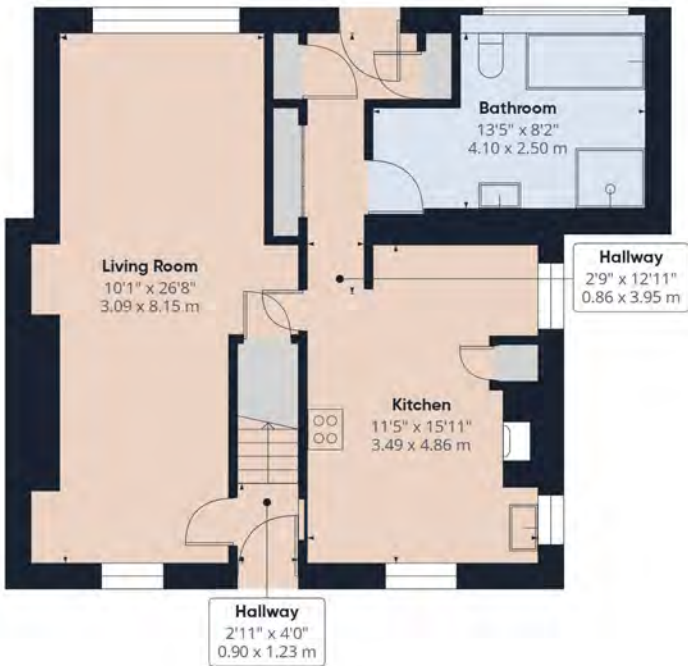
With its mix of countryside charm, coastal access, and community atmosphere, Delabole is an ideal location for families, retirees, or anyone looking to enjoy the best of rural Cornwall.



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.

Scan here for
our Virtual Tour:





Floor 0



Floor 1



Floor 2

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.