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Phillips

*Changing Lifestyles*

# Bumblebee Cottage, West Lane, Delabole, PL33 9AY



BRITISH  
PROPERTY  
AWARDS

2023

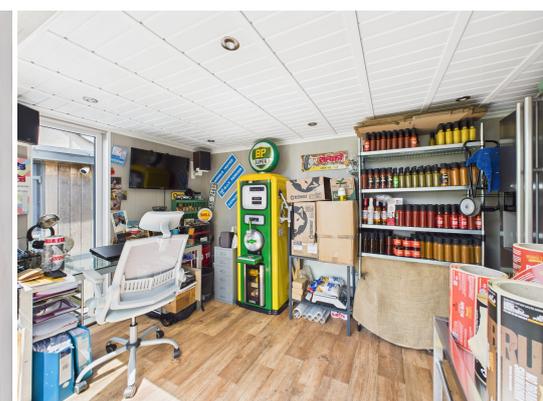
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



## Guide Price - £435,000



Changing Lifestyles

01208 814055

# Bumblebee Cottage, West Lane, Delabole



An exceptional Cornish cottage with panoramic views, generous land, and stylish interiors

- Impressive Detached Cottage
- Immaculate Character Meets Contemporary Finish
- Two Bedrooms
- Family Bathroom
- Rolling Countryside Side Views
- Potential To Extend Subject To Planning
- Modern Kitchen
- Private Rear Garden
- 1.5 Acre Plot
- Off-Road Parking and Two Garages
- Outdoor BBQ Shelter
- Popular Village Location
- EPC - D
- Council Banding- B



Nestled just off a quiet lane in the village of Delabole, Bumblebee Cottage is a beautifully detached, character-filled home with a rich history and a host of modern upgrades. Constructed primarily from slate sourced directly from the neighbouring Delabole Quarry, this 200-year-old cottage offers a unique blend of heritage, charm, and lifestyle—perfectly positioned just over a mile from the popular North Cornwall coastline.

Carefully restored over the past decade, the cottage offers stylish yet sympathetic updates throughout. The living and dining area is a true centrepiece, boasting exposed beams and two striking inglenook fireplaces—each with original bread ovens—complemented by a contemporary Contura wood-burning stove. The adjoining garden room, with its aluminium bi-fold doors and underfloor heating, creates a bright and inviting space that seamlessly connects the interior to the outdoors. The property is offered to the market chain-free and also presents potential for extension, subject to the necessary planning permissions.

The kitchen has been thoughtfully designed with composite worktops, twin NEFF ovens, and sleek cabinetry, while the bathroom exudes individuality with bold tiling and a hand-sourced Moroccan metal basin. Upstairs, the main bedroom features an exposed slate wall and decorative oak details, while the second bedroom, currently used as a dressing room, could easily be repurposed to suit your needs. A bespoke oak staircase with built-in storage adds a practical and elegant touch.

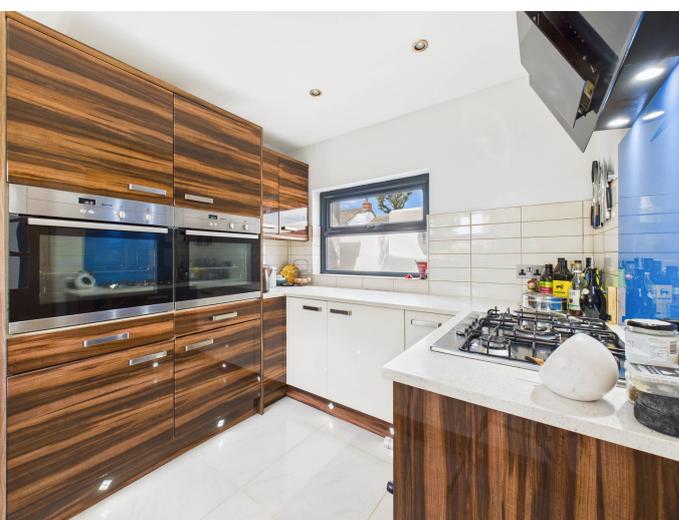
Modern living is well-catered for, with full-fibre broadband delivering speeds up to 900Mbps, cloud-based heating and security systems, solar panels, underfloor heating, a recently fitted LPG boiler, and slate-grey double glazing throughout. A recent Muncid report confirms the property's structural integrity, offering reassurance to buyers.

Outside, the landscaped garden offers a mix of Mediterranean-style planting, a lawned area, rose beds, a water feature, and a generous dual-height deck—perfect for enjoying panoramic countryside views stretching all the way to the “clay mountains” of St Austell. A detached, highly insulated garden building serves as a superb home office, gym or studio and houses the solar inverter.

One of the standout features of Bumblebee Cottage is its included 1.2-acre orchard, located adjacent to the home and held under a separate title. This thoughtfully restored space includes two 30' polytunnels, a wood-fired hot tub, a bespoke oak-framed outdoor kitchen and BBQ shelter, a chicken run, a shed, raised vegetable beds, and an array of fruit trees. With gated access suitable for large vehicles or smallholding use, it presents fantastic lifestyle potential.

In addition to the main gravel driveway and a detached, internet-connected single garage, the sale also includes a larger second garage nearby, complete with electric sockets, an electric door, and a recently renewed roof—offering even more storage or workspace.

Bumblebee Cottage is a rare opportunity to secure a truly individual Cornish home that balances character and creativity with practical modern comforts—all set within a remarkable rural setting, yet conveniently close to the sea, coastal walks, and village amenities.



# Changing Lifestyles

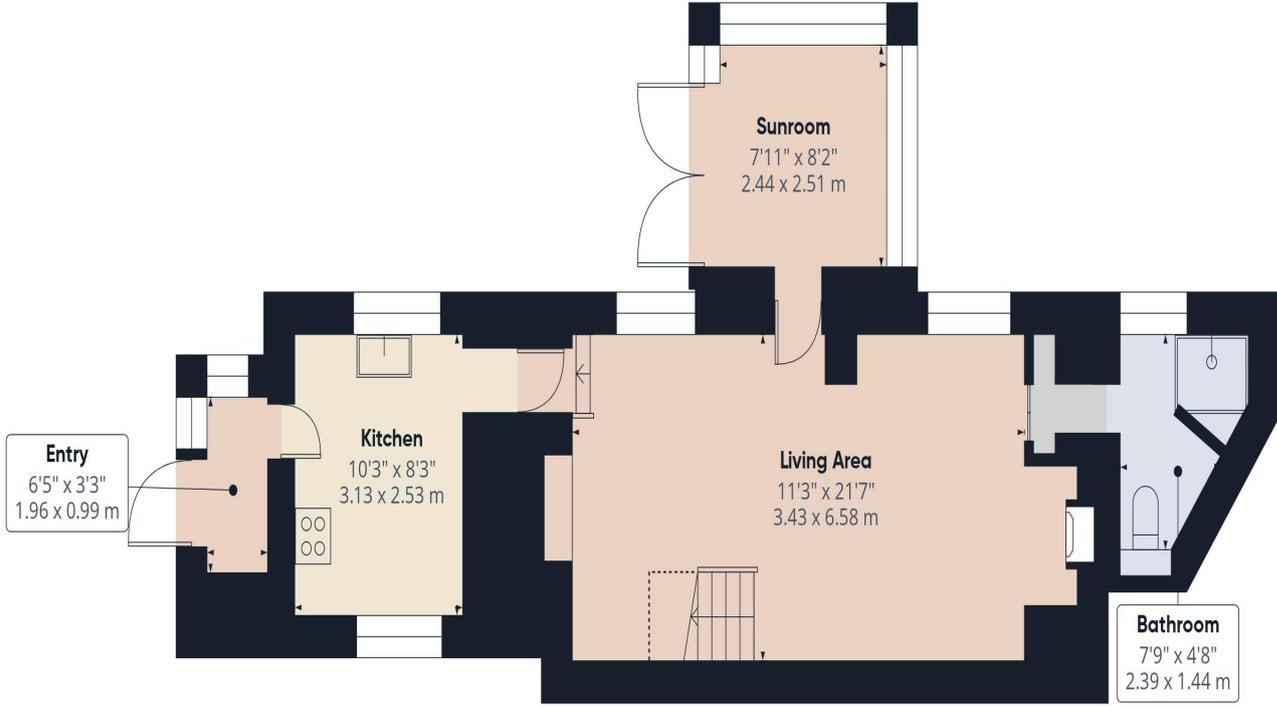
Delabole is a historic village located in North Cornwall, renowned for its rich heritage and close-knit community. Most famously, it is home to the Delabole Slate Quarry, one of the oldest and largest of its kind in England, which has shaped the village's identity for centuries. Surrounded by rolling countryside and just a short drive from the dramatic North Cornish coastline, Delabole offers the perfect blend of rural charm and coastal convenience. The village benefits from a range of local amenities including a primary school, village store, pub, and regular bus services, making it a well-connected yet peaceful place to live. Its character, history, and proximity to popular spots like Tintagel, Port Isaac, and Trebarwith Strand make it a desirable location for both residents and visitors alike.



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 Building 1

Approximate total area<sup>(1)</sup>

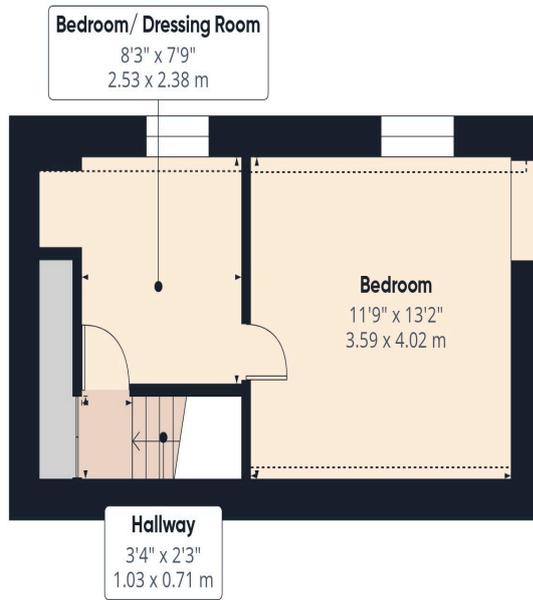
778 ft<sup>2</sup>

72.3 m<sup>2</sup>

Reduced headroom

30 ft<sup>2</sup>

2.8 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

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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.