

Barton Farm Cottage Delabole PL33 9BZ





Starting BID - £380,000







Barton Farm Cottage, Delabole, PL33 9BZ

Charming Four-Bedroom Cottage with Attached Barn – Fantastic Rural Setting Near the North Cornwall Coast



- Four-bedroom character cottage
- Attached traditional barn with conversion potential (subject to permissions)
- Large kitchen/diner with ample storage
- Generous private gardens front and rear
- Quiet rural location near Delabole village
- Parking for multiple vehicles
- Coastal Location
- Spacious entrance hall with exposed wooden beams and slate flooring
- Cozy living room featuring a log-burning stove
- Private patio area near the front door
- Council Banding tbo
- EPC-F







Set within a peaceful rural farmstead just a short distance from the village of Delabole, this beautifully characterful four-bedroom cottage offers the perfect blend of countryside charm, space, and exciting future potential.

With an attached barn, private gardens, and easy access to the stunning North Cornwall coast, this property represents a rare and versatile opportunity for a variety of buyers.

Step through the front door and you're immediately welcomed into a generously sized entrance hall, complete with slate flooring and rustic timber beams—ideal for tucking away coats, boots, and everything that comes with countryside living.

To the right, the spacious lounge offers a cosy yet open feel, centred around a feature log-burning stove—the perfect spot to relax and unwind. Continuing through the hallway, you'll find the kitchen and dining room. This is a sociable, functional space with a range of wall and floor units, room for white goods, and ample space for a family dining table—perfect for everyday living or hosting. The kitchen also benefits from views over the front garden, adding to its welcoming feel.

Upstairs, the home continues to impress with four bedrooms, all full of character and natural light. Three are well-proportioned doubles, offering flexible space for family, guests, or working from home. The fourth bedroom is currently set up as a dressing room but would make a fantastic guest room, nursery, or office. The upstairs is served by a bright, neatly presented family bathroom, complete with bath, shower, WC, and wash basin, finished with tasteful panelling.

To the front, a private patio area near the front door offers a peaceful spot to sit and enjoy the surroundings. To the left, a good-sized front garden provides a lovely green space with countryside views, perfect for relaxing or entertaining. Side access leads to a generous rear garden, offering plenty of space for families, pets, or outdoor gatherings. If the barn were converted, the gardens could easily be divided to suit dual living or rental arrangements. A charming summer house adds a final touch to this appealing outdoor space.

Attached to the property is a substantial traditional barn, currently used as storage. With a new roof, power throughout, and a Velux window already installed, it presents an excellent opportunity for those looking to extend the current accommodation or create a self-contained annexe, holiday let, or workspace—subject to the correct permissions.

The cottage is accessed via a shared lane and benefits from allocated parking for multiple vehicles, all tucked within a small, characterful cluster of rural buildings.

Located just over 2.5 miles from Trebarwith Strand and within easy reach of Port Isaac, Tintagel, and Wadebridge, the setting combines the best of rural living with convenient coastal access and village amenities close by, including shops, pubs, a primary school, and an active community.

This is a property full of warmth, charm, and future possibility—a rare chance to secure a flexible family home in a sought-after location, with scope to grow and adapt it to your needs.

Changing Lifestyles

Delabole is a charming traditional village known for its strong community and convenient amenities, including a primary school, village shop, two pubs, and an active community centre. It sits just over 2.5 miles from the beautiful Trebarwith Strand beach, ideal for surfing, walking, and family days out.

Within easy reach are the picturesque fishing village of Port Isaac and the historic, legendary Tintagel Castle, both popular coastal destinations. The market town of Wadebridge is also nearby, offering a wider range of shops, dining, and services.

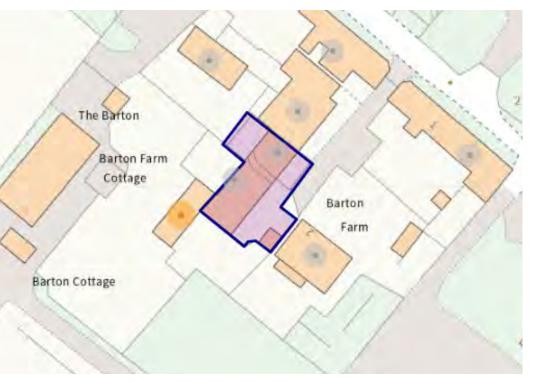
Delabole combines peaceful village living with excellent access to stunning coastal areas and the Cornish countryside.











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 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 recieve a referal 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.