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Oxborough
Phillips

Changing Lifestyles

Barton Farm Cottage

Delabole

PL33 9BZ



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Starting BID - £380,000



Changing Lifestyles

01208 814055

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 - tbc
- 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.



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