



Bond
Oxborough
Phillips

Changing Lifestyles

6 Pengelly
Delabole
PL33 9AW



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £225,000



Changing Lifestyles

01208 814055

6 Pengelly, Delabole, PL33 9AW



A Versatile 2/3 Bedroom Semi-Detached Bungalow with Generous Garden Space

- Semi detached 2/3 bedroom bungalow
- Located in the heart of Delabole village
- Central hallway providing access to all main rooms
- Spacious master double bedroom
- Bright living room with sliding doors to the garden
- Flexible layout to suit a variety of needs
- Shared driveway leading to private off road parking
- Front garden and generous rear garden
- Large plot with potential for landscaping or extension (subject to permissions)
- Council Banding - C
- EPC - D



Situated in the heart of Delabole, 6 Pengelly presents an excellent opportunity for those looking to modernise and create a home tailored to their own taste. This semi detached bungalow offers versatile living accommodation and a generous south facing rear garden, all within a popular North Cornwall village.

Upon entry, you are welcomed into a central hallway which provides access to the main living spaces. To the right sits the family bathroom, complete with a bath and overhead shower unit, WC, and basin. Adjacent is the master bedroom, a well proportioned double room offering comfortable space and natural light.

The kitchen overlooks the rear garden and enjoys a sunny, south facing aspect, ideal for keen cooks and those who enjoy views while preparing meals. The living room is located towards the rear of the property and features sliding doors that open directly to the garden, making outdoor dining and entertaining a breeze.

From the living room, a set of double doors leads into a second reception room, previously used as a bedroom. This flexible space can easily function as a dining room, playroom, home office, or games room, depending on your needs. A further double bedroom completes the interior layout.

This property can be configured as either a two or three bedroom home, offering excellent flexibility for a range of buyers.

Externally, a shared driveway leads to private off road parking. The front garden adds a pleasant outlook, while the rear garden is a true standout feature, a generous outdoor space with plenty of potential, perfect for gardening enthusiasts, families, or simply enjoying the Cornish sunshine. A garden shed provides useful external storage.

With its spacious plot, flexible layout, and scope for modernisation, 6 Pengelly is a fantastic opportunity for buyers looking to put their own stamp on a home in a well connected village location. Viewing is highly recommended to fully appreciate the potential on offer.



Changing Lifestyles

Delabole is a traditional North Cornish village known for its strong sense of community and historic charm. Surrounded by rolling countryside, the village offers a peaceful rural lifestyle while remaining well-connected to the coast and nearby towns.

Delabole is perhaps best known for its slate quarry — once the largest man-made hole in Britain — which reflects the area's rich industrial heritage. The village itself features a range of local amenities including a primary school, village shop, post office, pub, and a community hall, making it ideal for families and those seeking a slower pace of life.

Situated just a short drive from the dramatic North Cornwall coastline, Delabole is within easy reach of popular seaside destinations such as Tintagel, Port Isaac, and Polzeath, offering stunning beaches, coastal walks, and an array of independent shops, cafes, and restaurants. The nearby towns of Camelford and Wadebridge provide further amenities, schooling, and transport links.

Delabole offers an appealing blend of rural character, local history, and proximity to the coast, making it a popular choice for both permanent residents and those seeking a Cornish retreat.

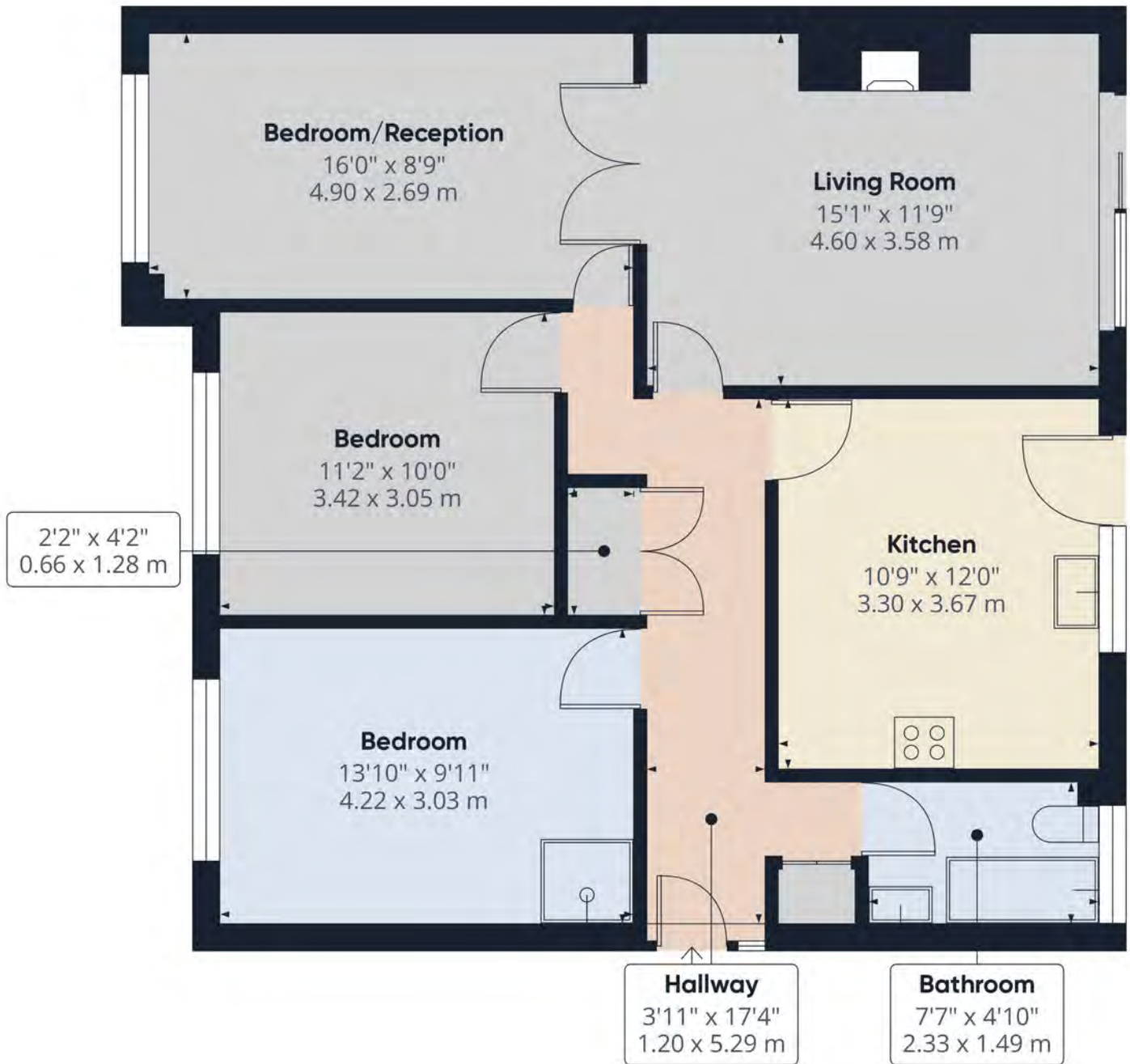


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for more information or to
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on this property.

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Changing Lifestyles



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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.

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