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Oxborough
Phillips
Changing Lifestyles

43 Rockhead Street
Delabole
PL33 9BY



Guide Price - £290,000



Changing Lifestyles

01208 814055

43 Rockhead Street, Delabole, PL33 9BY



A beautifully renovated reverse living home with elevated views and impressive outdoor space

- Recently modernised and renovated three bedroom property
- Handy entrance porch leading into ground floor hallway
- Master bedroom with en-suite bathroom featuring bath, WC, basin and shower fitting
- Stunning open plan kitchen and living area located on the first floor
- Modern fitted kitchen with appliances, ample worktop space, storage and breakfast bar
- Cosy living area featuring a gorgeous wood burning stove
- Access onto private raised west facing balcony/terrace with elevated views
- Delightful west facing garden featuring summer house, workshop and storage buildings
- Private parking for multiple vehicles
- Council Banding - B
- EPC - E



Situated on Rockhead Street in the popular village of Delabole, this recently modernised and beautifully renovated three-bedroom reverse living end of terrace home offers spacious and versatile accommodation, along with private parking and an impressive west-facing garden.

Upon entry, you are welcomed into a handy porch area which leads through into the ground floor hallway, where the reverse living layout begins. On this level are two of the three bedrooms, both well-proportioned rooms. The master bedroom is complemented by a generous en-suite bathroom, fitted with a bath, WC and wash basin, with a shower fitting also available. The current owners have conveniently positioned the washing machine within this space.

Also located on the ground floor is a bright conservatory, providing an additional reception space and offering direct access from the private parking area, an alternative and practical entrance to the property.

Moving upstairs, you are welcomed into the heart of the home: a stunning open-plan kitchen and living space. This light and airy room benefits from multi-aspect windows which flood the area with natural light while also enjoying lovely views towards Roughtor. The kitchen is well-appointed with modern appliances, ample worktop space, plentiful storage and a handy breakfast bar, ideal for casual dining.

The living area is cosy yet spacious, making it a perfect spot to relax with family and friends. A gorgeous wood-burning stove sits proudly within the room, adding both character and warmth. From here, there is access onto a private raised balcony/terrace, offering elevated west-facing views, an ideal place to enjoy the Cornish sunshine.

Further into the property is the family bathroom, fitted with a large walk-in shower, WC and wash basin. Finally, the third bedroom completes the accommodation, making this an ideal home for families, couples or those seeking flexible living space.

Externally, the property truly delivers. The current owners have purchased additional land, providing a private garden and expanded parking area. The west-facing garden is a real highlight, featuring a summer house, workshop and further storage buildings, all connected to power. A greenhouse is ready for keen gardeners, while private parking is available for multiple vehicles. A small stone shed provides useful storage for bins.

This impressive home combines modern living with generous outdoor space in a sought-after village location. A viewing is highly recommended to fully appreciate everything on offer.



Changing Lifestyles

Delabole is a charming village in North Cornwall, perfectly positioned for those who love the coast and countryside alike. Just a short drive from some of Cornwall's most stunning beaches, Delabole provides easy access to the dramatic coastline around Tregardock & Trebarwith Strand, all ideal for surfing, rock pooling, or simply enjoying the breathtaking sea views.

The village itself is known for its friendly community, local amenities, and historic connections, including the famous Delabole Slate Quarry. With its combination of rural tranquillity and proximity to the coast, Delabole is a highly sought-after location for both holidaymakers and permanent residents looking to enjoy the best of North Cornwall living.



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:



Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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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.

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