Bond Oxborough Phillips

Changing Lifestyles

1 Gwel An Hal
Delabole
PL33 9BR

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK

Guide Price - £400,000

1 Gwel An Hal, Delabole, PL33 9BR

Modern Family Home with Open-Plan Living, Generous Garden, and Stunning Countryside Views

- Modern detached family home with stylish interiors and herringbone wooden flooring
- Three bedrooms, including a master with built-in wardrobes, en suite, and countryside views
- Under floor heating in both family bathroom & Ensuite
- Large open-plan living, dining, and kitchen space
- Kitchen features modern cupboards, integrated appliances, and plenty of worktop space
- Ground floor W.C. and underfloor heating with storage cupboard
- East-facing patio leading to a flat, lawned garden – perfect for alfresco dining and outdoor living
- Large driveway providing parking for multiple vehicles
- Offered with no chain – ready for a new owner
- Council Banding - D
- EPC - B

A contemporary family home with stylish interiors, generous living space, and stunning countryside views. Set on approximately 0.14 of an acre, this modern property offers a perfect blend of practicality and comfort, with a large open-plan living, dining, and kitchen area, three well-proportioned bedrooms, and a sunny east-facing garden.

Upon entry, you are welcomed into a bright and practical entrance porch, setting the tone for the home. This handy space includes coat hooks and plumbing for a washing machine, perfect for unwinding after exploring the Cornish coast. A hallway leads into the heart of the property. To the right, a useful W.C. and a separate storage cupboard housing the underfloor heating piping provide convenience and functionality.

The ground floor is dominated by a large open-plan living, dining, and kitchen area. The space is generous, allowing flexibility for furniture layout, and flows effortlessly to large French doors opening onto a sunny east-facing patio and garden, ideal for alfresco dining. The modern kitchen features plenty of worktop space, stylish cupboards, and integrated appliances, while herringbone wooden flooring runs throughout the ground floor, adding a touch of elegance. A large under-stair cupboard completes this level, providing additional storage.

Upstairs, there are three bedrooms. The master bedroom is a standout, with built-in wardrobes and a modern en suite bathroom featuring a bath with shower unit, W.C., basin, LED light-up mirror, and underfloor heating for added comfort. From the bedroom, you can enjoy incredible countryside views, including a glimpse of the famous Roughtor.

A further storage cupboard is located off the landing, and the well-sized family bathroom mirrors the en suite's contemporary style, featuring a bath with shower unit, W.C., basin, LED light-up mirror, and underfloor heating.

Externally, the property sits on approximately 0.14 of an acre, featuring a large driveway with parking for multiple vehicles. The rear garden is flat, mainly lawned, and enclosed with a mix of Cornish stone wall and fencing, with the patio providing a great space to enjoy the outdoors. Side access is available on both sides of the property.

The home is finished to a modern standard, with sleek anthracite grey windows and doors, clean light render, and black guttering. Offered with no chain, this is an efficient, stylish, and ready-to-enjoy modern home.

01208 814055

Changing Lifestyles

Delabole is a charming village in north Cornwall, ideally situated between Wadebridge and Camelford, offering a peaceful rural setting while remaining well-connected to surrounding towns and the A39. The village is historically known for its slate quarry, which was once one of the largest in England, giving Delabole a unique character and heritage.

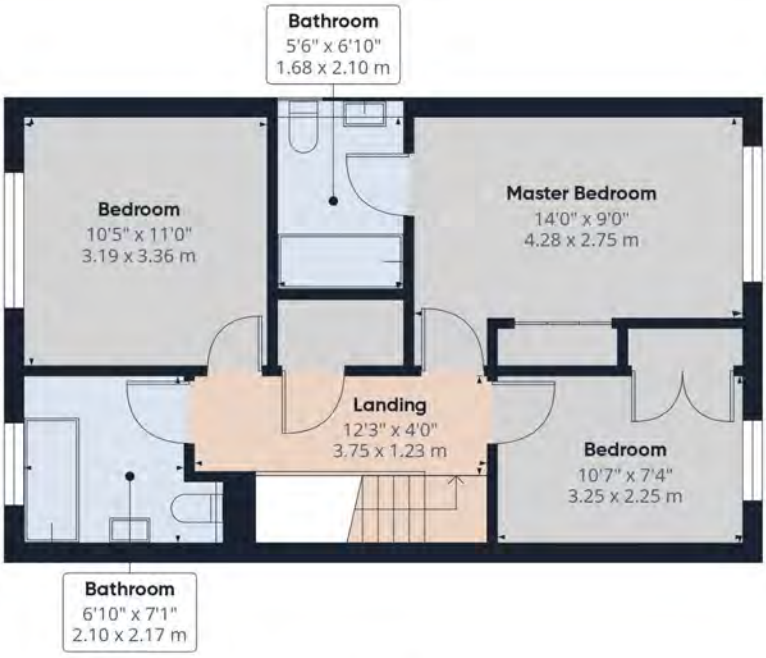
Local amenities include a range of shops, a post office, primary school, village pub, and recreational facilities, providing everything needed for convenient village living. The surrounding countryside offers scenic walking and cycling routes, while the nearby north Cornwall coast—just a short drive away—features beautiful beaches, coves, and seaside villages such as Port Gaverne, Trebarwith Strand, and Tintagel.

Delabole combines a strong sense of community with rural charm and excellent access to both inland and coastal destinations, making it a popular choice for families, retirees, and those seeking a quieter lifestyle without being isolated.

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.

Virtual Tour:

Floor 0



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.