



Bond
Oxborough
Phillips

Changing Lifestyles

127 Pengelly

Delabole

PL33 9AT



BRITISH
PROPERTY
AWARDS

2025

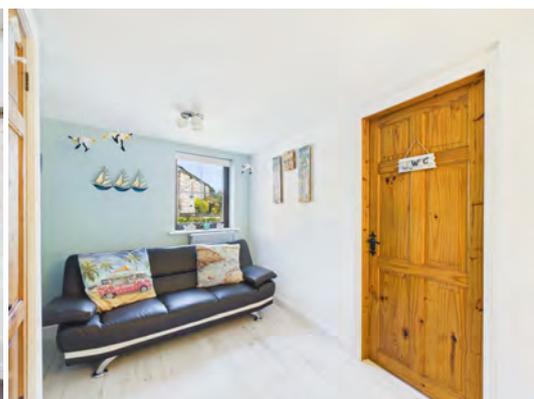


GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £210,000



Changing Lifestyles

01208 814055

127 Pengelly, Delabole, PL33 9AT



127 Pengelly - Charming character cottage with versatile living spaces and inviting outdoor areas in the heart of Delabole

- Charming character terraced cottage in the heart of Delabole
- Deceptively spacious and versatile accommodation
- Large open-plan kitchen/dining area with modern appliances
- Wealth of period features including exposed beams and slate flooring
- Cosy living room with woodburning stove and window seats
- Well equipped kitchen with space for appliances and range cooker
- Family bathroom with bath and shower
- Convenient access to nearby parking within the village
- End of chain!
- Council Banding - B
- EPC - F



A charming and characterful terraced cottage offering deceptively spacious and versatile accommodation, blending period features with modern comforts, and complemented by inviting front and rear outdoor spaces, all set within the heart of the popular village of Delabole.

Step through the front gate and you're immediately welcomed by a private, enclosed patio, a lovely spot for a morning coffee or a relaxed evening meal. There's a sense of quiet charm here before you've even opened the front door.

Inside, the cottage reveals its character straight away. The main living room feels warm and inviting, with beamed ceilings, slate flagstone flooring underfoot, and a wood burning stove that naturally draws your eye. Window seats add to the cosy atmosphere, making it a space that feels both traditional and comfortable for everyday living.

Just off the living room is a further bedroom, currently arranged as a third bedroom. It's a versatile space that could also lend itself to a home office, snug or guest room depending on your needs. Beyond this, you'll find the family bathroom, fitted with both bath and shower.

Back through the living room, the kitchen sits to the rear of the property. It's practical and well laid out, with a range of wall and base units, space for appliances, and a large Belling cooker that feels perfectly in keeping with the cottage style. A rear door leads you outside, connecting the home nicely with the garden space.

Upstairs, the main bedroom is bright and generously sized, with exposed beams continuing the character theme and ample room for a full suite of furniture. The second bedroom is a charming space in its own right, currently arranged with bunk beds and featuring a window seat and built-in wardrobe. From here, an additional bedroom is accessed, currently set up as a fourth bedroom, offering excellent flexibility for growing families, guests or those needing extra space.

Outside to the rear, accessed via a right of way, is a raised patio area, ideal for outdoor dining or entertaining. There's also a substantial brick-built storage shed and additional space for further storage, making it particularly practical for bikes or outdoor equipment.

While the property doesn't include private parking, a nearby public car park provides a convenient solution.

Altogether, this is a home full of personality, blending period charm with functional living space, and offering more versatility than you might first expect from a cottage of this size.



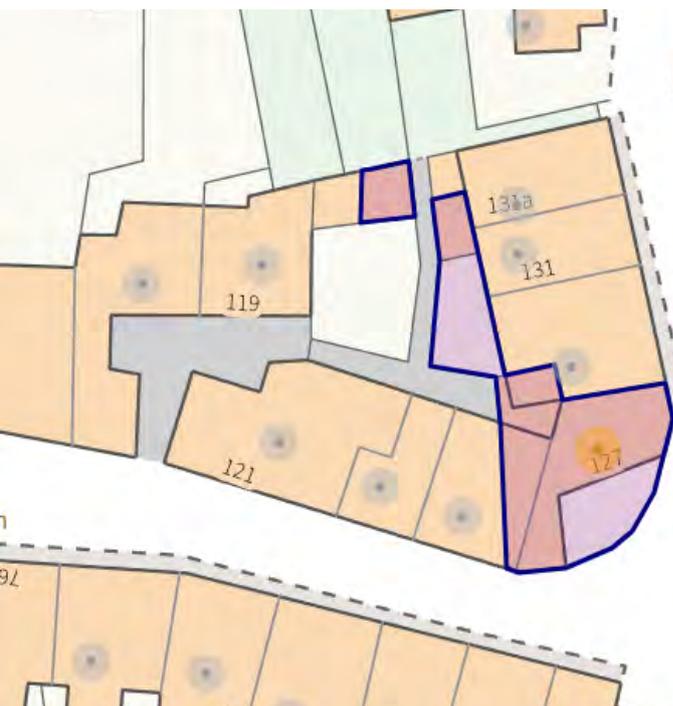
Changing Lifestyles

Pengelly is a small and peaceful residential area situated within the historic village of Delabole, on the rugged North Cornwall coast. Known for its strong sense of community and semi-rural charm, Pengelly offers a quiet lifestyle while still being conveniently connected to nearby towns and coastal attractions.

Delabole itself is famous for being home to one of the largest slate quarries in the world, which has shaped both the landscape and the character of the village. Within Pengelly, you'll find a mix of well-established homes, many enjoying pleasant outlooks over the surrounding countryside, creating an appealing setting for families, retirees, and those seeking a slower pace of life.

The village benefits from a range of everyday amenities including a local shop, primary school, public house, and healthcare facilities, all within easy reach. For those looking to explore further afield, the stunning North Cornish coastline is just a short drive away, with popular destinations such as Port Isaac, Tintagel, and Polzeath offering beautiful beaches, coastal walks, and vibrant local culture.

Pengelly in Delabole presents an excellent balance between rural tranquillity and accessibility, making it an attractive location for both permanent residence and second home ownership.

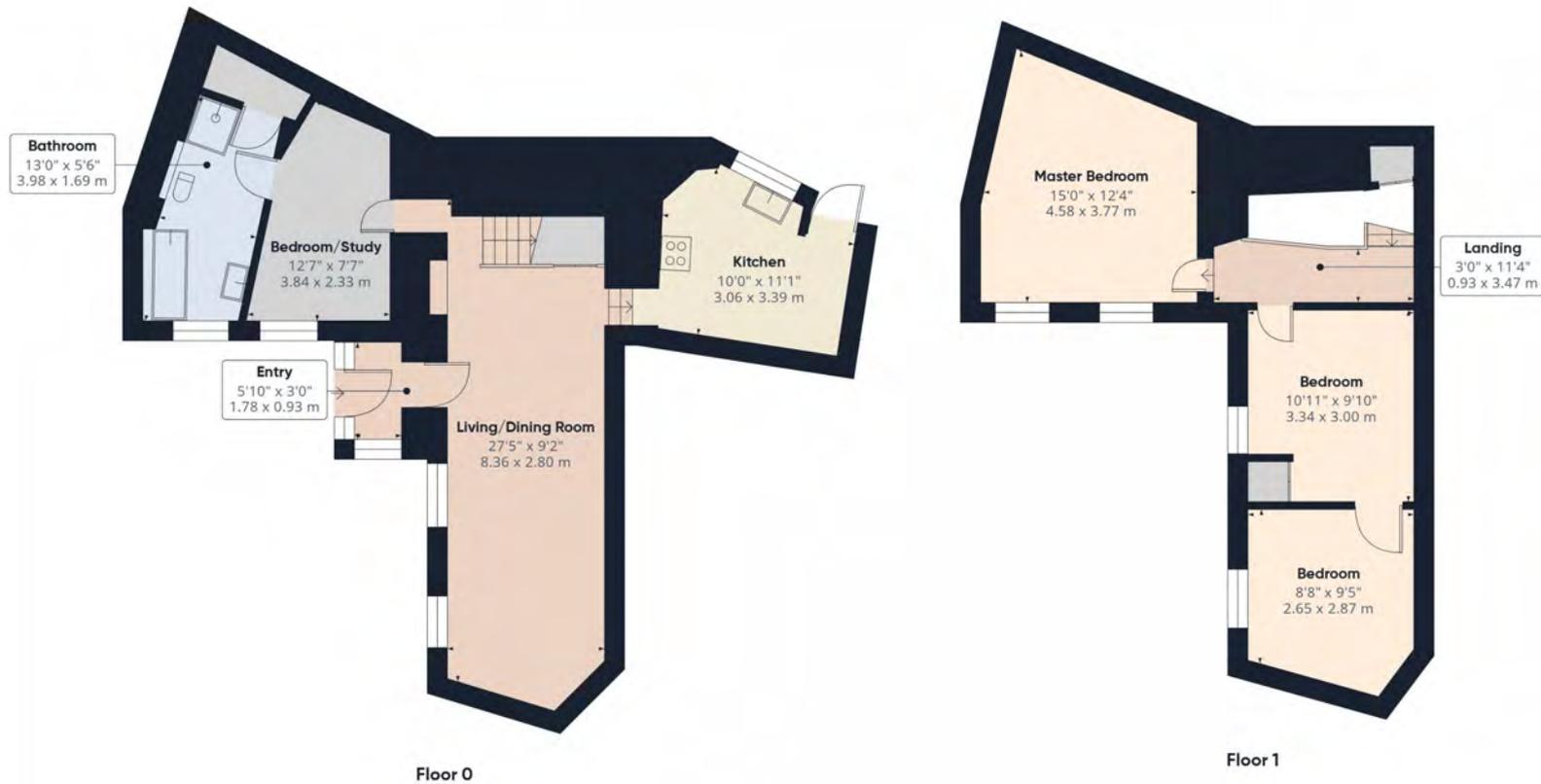


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Changing Lifestyles



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 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.

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.