



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 6 Church View Apartments

## Delabole

### PL33 9BE



BRITISH  
PROPERTY  
AWARDS

2025

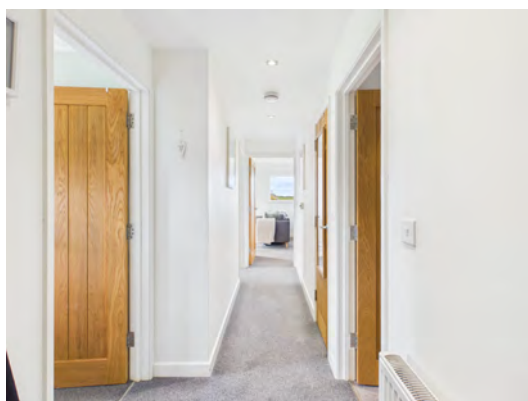


**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



## Guide Price - £185,000



Changing Lifestyles

01208 814055

# 6 Church View Apartments, Delabole, PL33 9BE



## A Beautifully Presented Top Floor Apartment Offering Modern Open Plan Living, Sea Views, a Private Sunny Balcony and Allocated Parking

- Top floor 2-bedroom apartment in excellent modern condition
- Stunning open-plan L-shaped living, dining, and kitchen space
- Kitchen with modern units, worktop space, and integrated appliances
- Two double bedrooms
- Contemporary bathroom
- Private sunny balcony with space for outdoor seating and enjoying sea and rural views
- Central hallway with useful storage cupboard
- Private allocated parking space included
- Highly sought-after location close to the North Cornish coast
- Council Banding - A
- EPC - D



6 Church View Apartment is a beautifully presented top floor apartment, offering modern living throughout, complemented by sea views, a private balcony, and allocated parking.

This is a fantastic opportunity to acquire a stylish home in a sought-after position, ideal for a range of buyers.

Upon entering, you are welcomed into a central hallway which sets the tone for the rest of the property. To the left, a well-proportioned double bedroom enjoys a dual aspect feel from a large window, offering pleasant views towards the nearby church and surrounding rural fields. The room comfortably accommodates a double bed along with additional furnishings such as a desk, making it a versatile space.

Opposite, the apartment benefits from a contemporary bathroom fitted with a bath and shower unit, WC, and wash hand basin, all complemented by stylish tiling and a modern LED illuminated mirror.

Continuing through the hallway, the principal bedroom is a generous double room, complete with built-in storage, providing both practicality and comfort. A useful storage cupboard is also located off the hallway, ideal for everyday household items.

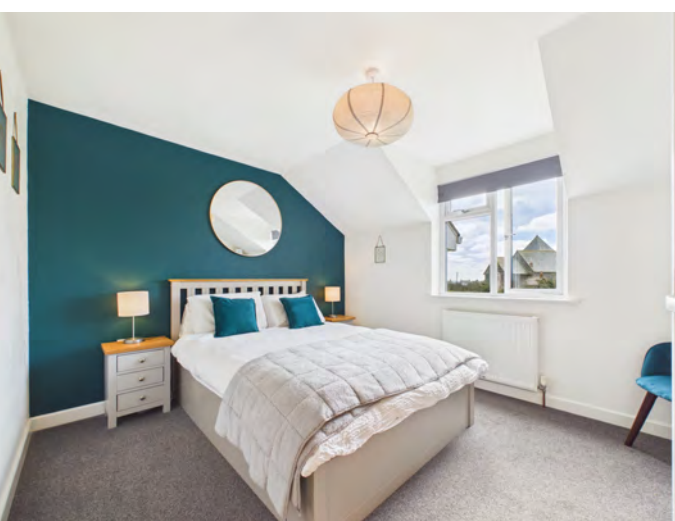
The heart of the home is the impressive open plan L-shaped living, dining, and kitchen area. This bright and airy space offers excellent flexibility for modern living, with ample room for both relaxing and entertaining. The kitchen is neatly positioned and fitted with a range of modern units, worktop space, and integrated appliances. Double doors open out onto a private, sunny balcony, the perfect spot for morning coffee or evening drinks.

Additional windows flood the space with natural light, while also capturing attractive rural views and a glimpse of the sea, a constant reminder of the property's proximity to the North Cornish coastline. Externally, the apartment benefits from a private allocated parking space.

A viewing is highly recommended to fully appreciate the quality, position, and lifestyle this superb apartment has to offer – a rare find in the local area.

We understand the property is sold with the benefit of a 999-year lease, with approximately 991 years remaining. The current service charge is £550 per annum, which covers the annual buildings insurance and general maintenance of the building.

Purchasers should note that the lease restricts the property from being used as a holiday let. However, each of the six apartments within the building owns an equal 1/6th share of the freehold, giving residents a collective interest in the management and long-term ownership of the building.

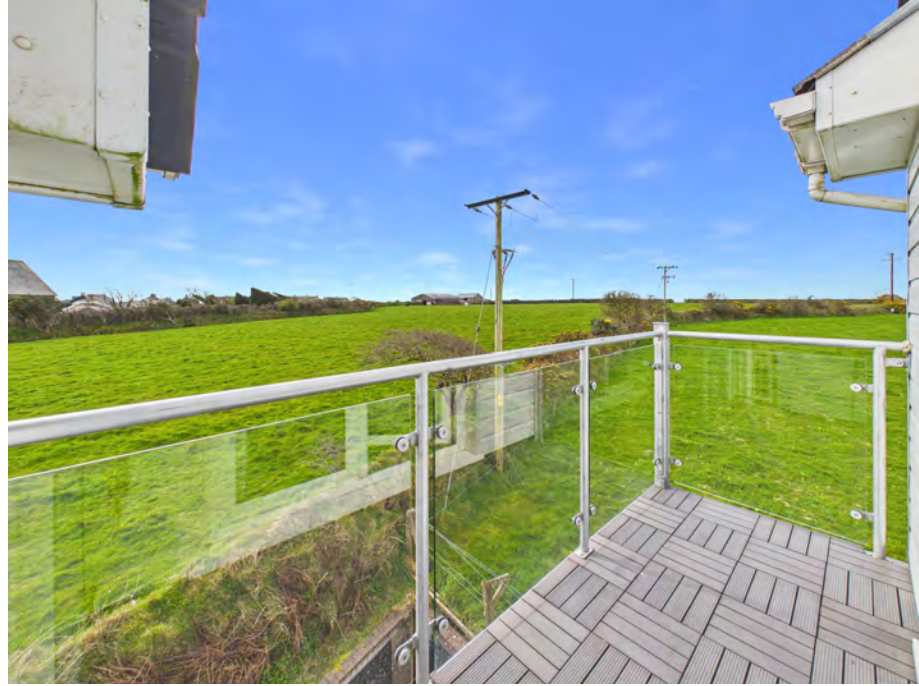


# Changing Lifestyles

Delabole is a charming village located in North Cornwall, known primarily for its historic slate quarry, one of the oldest and largest in the country. The village offers a strong sense of community and a range of everyday amenities, including a local shop, post office, pub, primary school, and community facilities, making it a practical place to live while retaining a rural feel.

Set just inland from the rugged North Cornish coastline, Delabole provides easy access to nearby coastal towns such as Port Isaac, Tintagel, and Polzeath, all renowned for their beaches, scenic walks, and outdoor activities. The surrounding countryside is ideal for walking, cycling, and exploring, with the Camel Trail nearby offering further recreational opportunities.

For transport, Delabole is well connected by road, with the A30 within easy reach, providing links across Cornwall and beyond. The village combines the appeal of village life with the convenience of being close to both coast and countryside, making it an attractive location for families, professionals, and anyone looking to enjoy the North Cornish lifestyle.



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.