



Bond
Oxborough
Phillips

Changing Lifestyles

16 Medrose Street

Delabole

PL33 9BW



BRITISH
PROPERTY
AWARDS

2025

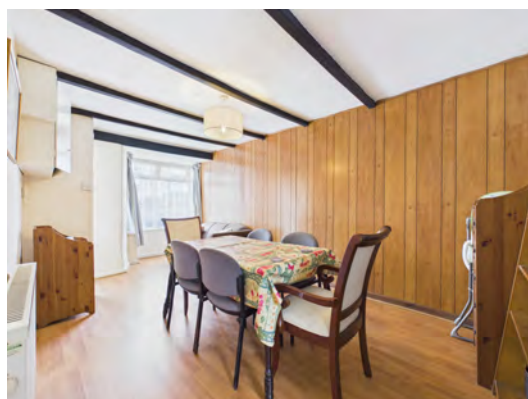


GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £220,000



Changing Lifestyles

01208 814055

16 Medrose Street, Delabole, PL33 9BW



A spacious and versatile four-bedroom detached home set within the heart of Delabole, offering generous living accommodation, enclosed gardens and a garage ideal for family life.

- Spacious four-bedroom detached home in the heart of Delabole
- Chain-free property ideal for families or first-time buyers
- Generous plot with enclosed rear garden
- Versatile layout with two reception rooms
- Kitchen with ample storage and worktop space
- Downstairs WC and additional storage cupboard
- Two double bedrooms plus flexible single and box room
- Large lawned garden perfect for children and pets
- Garage offering storage, workshop or conversion potential
- Excellent base for exploring the North Cornwall coastline
- Council Banding - C
- EPC - E



16 Medrose Street is a spacious and versatile four-bedroom detached home occupying a generous plot with enclosed gardens, perfectly suited to family living or those seeking a well-connected Cornwall retreat close to the stunning north coast.

Stepping inside, you are welcomed into a spacious entrance dining/reception room that immediately creates a warm and inviting feel, offering an ideal space for family meals and entertaining alike. From here, the accommodation flows effortlessly through the ground floor, with a versatile second reception room currently utilised as a fourth bedroom, but equally suited as a home office, playroom or snug depending on individual requirements.

The main living room is well proportioned and enjoys a pleasant outlook over the enclosed rear garden, creating a bright and relaxing space to unwind. A feature Delabole slate fireplace forms an attractive focal point, adding both charm and character to the room. To the rear of the property, the kitchen is practical and well laid out, offering ample worktop space, plentiful storage cupboards and room for essential white goods, making it perfectly functional for everyday family life. Completing the ground floor is a useful cloakroom/WC with wash basin alongside additional storage cupboard space.



Upstairs, the property continues to impress with flexible accommodation comprising two generous double bedrooms, a comfortable single bedroom and an additional box room which would make an excellent home office, nursery or dressing room. The bedrooms are all well-proportioned with large windows allowing for plenty of natural light, while the family bathroom is fitted with a bath and shower over, wash basin and WC.

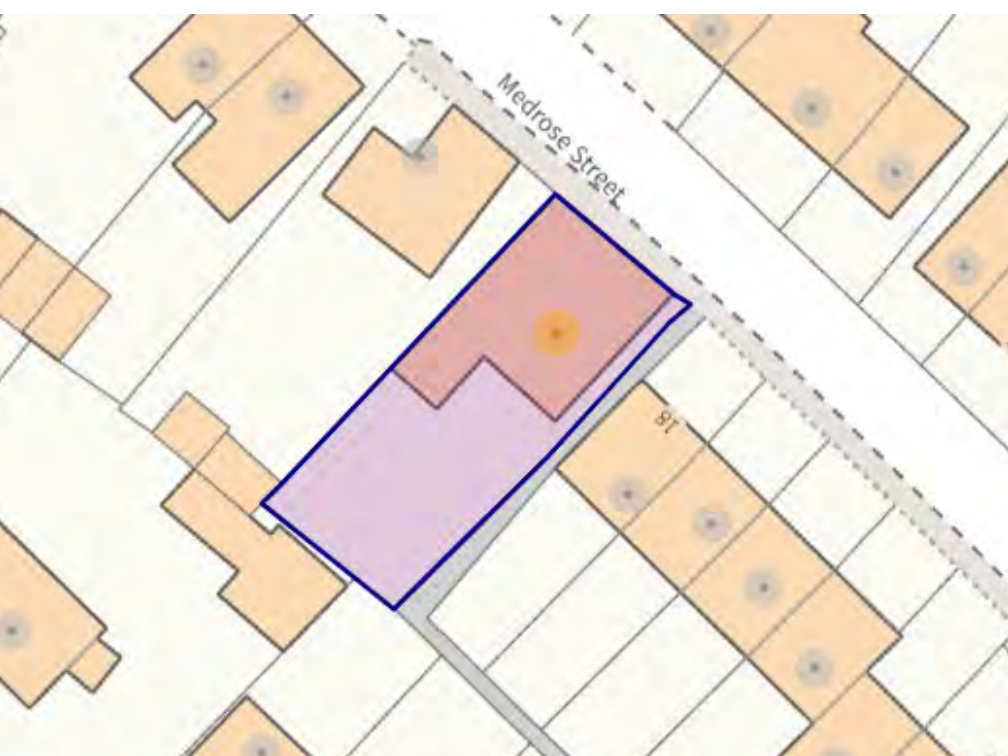
Externally, the property enjoys a substantial enclosed rear garden, predominantly laid to lawn and ideal for children, pets and outdoor enjoyment. A patio seating area provides the perfect setting for alfresco dining and entertaining during the warmer months, while the generous plot offers both privacy and potential. The garage provides excellent storage or workshop space and could also lend itself to conversion into a home office or gym, subject to any necessary consents.

Altogether, 16 Medrose Street presents a fantastic opportunity to acquire a spacious and adaptable family home within easy reach of local amenities and Cornwall's breathtaking coastline and countryside.

Changing Lifestyles

Delabole is a well-served North Cornwall village renowned for its historic slate quarry and strong sense of community, offering a range of everyday amenities including a convenience store, primary school, public house, doctors surgery and local cafés.

Ideally positioned for exploring the stunning North Cornwall coastline, the village is within easy reach of popular destinations such as Tintagel, Port Isaac and Polzeath, all known for their beautiful beaches, coastal walks and scenic surroundings. Excellent access to nearby countryside and coastal routes makes the area particularly appealing for outdoor enthusiasts, while larger neighbouring towns provide additional shopping, schooling and transport connections.

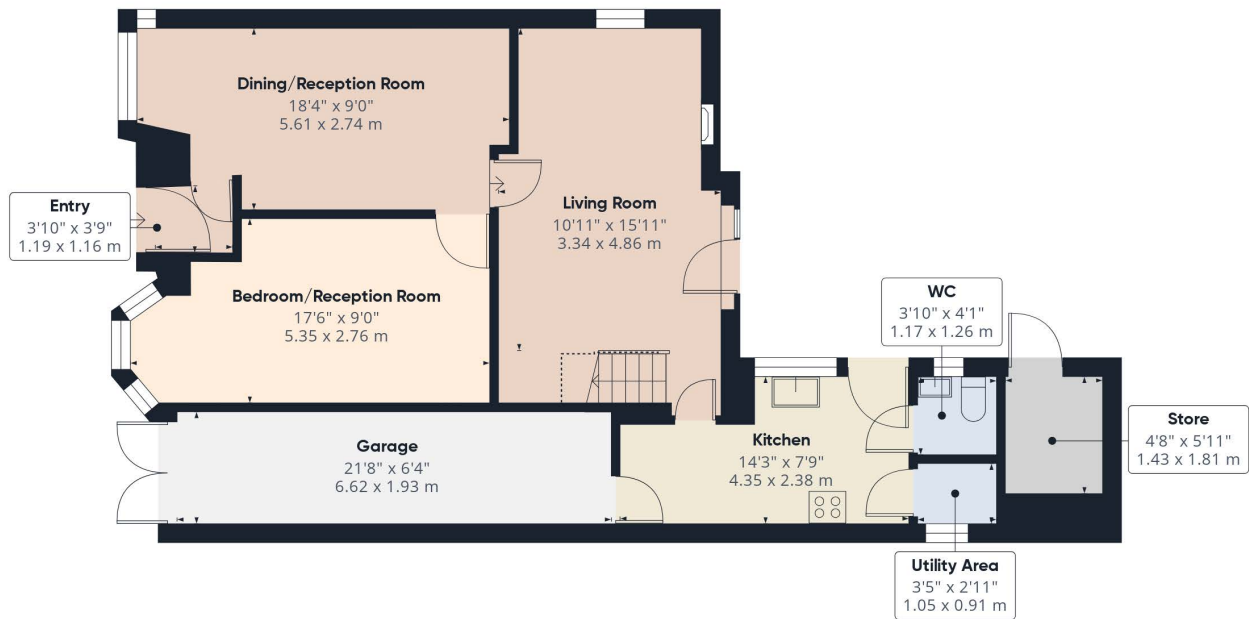


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

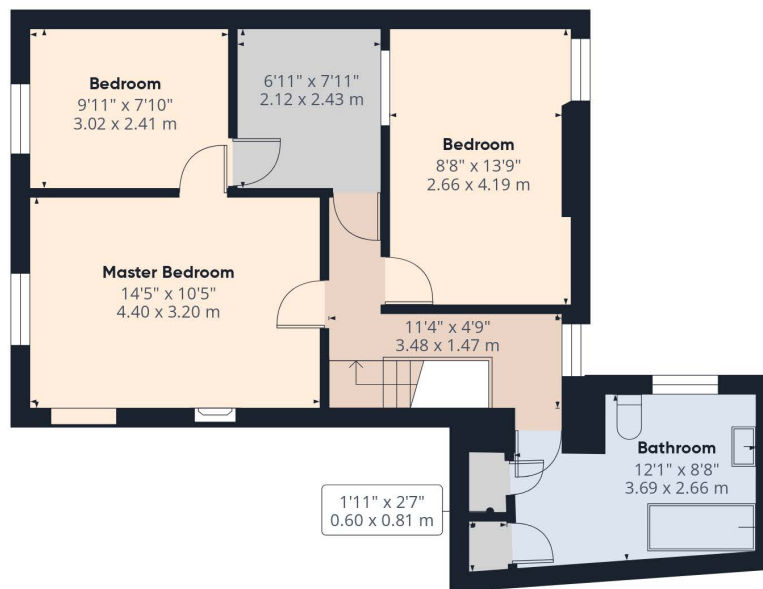
Virtual Tour:



Changing Lifestyles



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 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.