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Oxborough
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Changing Lifestyles

2 Slate Close

Delabole

PL33 9EN



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £280,000



Changing Lifestyles

01208 814055

2 Slate Close, Delabole, PL33 9EN



Set in the heart of Delabole sits a fabulous two bedroom bungalow, with generous living space throughout...

- Impressive Modern Home
- Family Bathroom
- Single Garage
- Modern Kitchen
- Open Plan Living & Dining Room
- Private Rear Garden with Green House
- Off-Road Parking
- Popular Coastal Location
- Council Banding - B
- EPC -TBC



Welcome to 2 Slate Close, a delightful modern 2-bedroom mid-terraced bungalow offering comfortable living in the heart of Delabole.

Upon entry, one is welcomed into a hallway which sets a warm and inviting tone for the home. To the right of the hallway, a double bedroom presents itself, built in storage provides functionality to the room, equally adaptable as a home office. Continuing down the hall, the spacious family bathroom awaits, complete with a W/C, basin, and a bath with a shower unit, catering perfectly to everyday needs. Adjacent to the bathroom, the master bedroom beckons with its double window overlooking the tranquil rear north-facing garden, infusing the space with natural light and a sense of openness. A large double storage cupboard in the hallway provides ample space for belongings.

Moving further into the property, you enter the trendy open-plan dining and living area, ideal for hosting social gatherings with plenty of room for furnishings and a seamless flow between spaces. The modern kitchen follows, featuring integrated appliances, ample cupboard space, and expansive work surfaces for culinary enthusiasts. Connecting the interior to the rear garden is the sunroom, offering a versatile space that can be enjoyed throughout the year.

Double doors lead out to the private rear garden, a mature haven complete with a greenhouse for gardening enthusiasts, outdoor dining space, and access to a single garage. Externally, the front of the property features a small garden area and a private parking space, ensuring convenience and privacy.

2 Slate Close presents a wonderful opportunity to enjoy modern living in a peaceful setting within Delabole. Whether relaxing indoors or entertaining guests, this bungalow offers comfort, style, and practicality.



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Delabole, nestled in North Cornwall, is a picturesque village celebrated for its historic Delabole Slate Quarry, one of England's oldest and largest. Surrounded by rolling hills and lush landscapes, it offers a peaceful retreat with easy access to scenic walking trails and the dramatic North Cornwall coast.

Known for its strong community spirit, Delabole provides essential amenities including local shops, pubs, and schools, making it an ideal location for both tranquility and convenience in Cornwall's captivating countryside.



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:



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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.

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