



Medrose Street

Delabole

PL33 9BW

Guide Price £90,000

- OPPORTUNITY TO PURCHASE TWO APARTMENTS
- EXPECTED RENTAL INCOME OF £650PCM PER UNIT
 - RENTAL YIELD OF 17.3%
 - NO ONWARD CHAIN
- COSMETIC MODERNISATION REQUIRED
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- COMMUNAL PARKING AVAILABLE
 - ATTRACTIVE INVESTMENT OPPORTUNITY
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 344.45 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are exceptionally pleased to present this rare and exciting opportunity to acquire a well-positioned freehold block comprising two identical one-bedroom apartments, situated in the very heart of the ever-popular North Cornish village of Delabole. Offered to the market with no onward chain and vacant possession, this property represents a superb and versatile investment, appealing equally to seasoned investors seeking a strong, ready-made addition to their portfolio, as well as those looking to combine home ownership with an income-generating asset.

The sale includes the freehold of the entire building, providing the new owner with full control and long-term security, an increasingly desirable and valuable asset in today's market. Both apartments are of identical layout and design, offering consistency and ease of management, and present excellent rental potential. With each flat estimated to achieve approximately £650 per calendar month, the property offers a combined projected rental income of £1,300 PCM, delivering an attractive and compelling yield for buy-to-let investors.

Internally, both apartments offer well-balanced, thoughtfully arranged accommodation designed to maximise light and space. Each property is accessed via a welcoming entrance hallway which provides seamless access to all principal rooms. The generously proportioned lounge/diner serves as the heart of each home, bright, airy, and perfectly suited to both everyday living and entertaining. The kitchens are well-equipped, offering ample storage and worktop space to meet modern needs, while the double bedrooms are comfortable and well-sized, providing a restful retreat. Completing the accommodation is a neatly presented bathroom in each flat, fitted with essential fixtures and finished in a clean, practical style.

Externally, the property further benefits from a communal garden area, offering a pleasant and sociable outdoor environment. Sections of the garden have been thoughtfully utilised by residents as vegetable patches, enhancing the sense of community and providing a charming, lifestyle-focused feature. Additionally, there is a communal car park available for residents, operating on a convenient first-come, first-served basis.

Each property is connected to mains water, electricity, and drainage, ensuring ease of maintenance and reliability. Each flat falls under Council Tax Band A, further enhancing affordability and appeal to prospective tenants.

LOCATION

Delabole is a small, windswept village in north Cornwall, shaped by its slate-quarrying heritage and surrounded by open moorland, farmland, and wide Atlantic skies. At its heart is the historic Delabole Slate Quarry, while

the village itself offers everyday amenities including a primary school, village shop, post office, pubs, and community spaces that give it a strong, close-knit feel. Beyond the village, quiet country lanes lead to some of Cornwall's most dramatic coastline, with beaches such as Trebarwith Strand, Tregardock, and Crackington Haven all within easy reach, known for their rugged cliffs, rock pools, and coastal walks. Nearby towns like Tintagel, Camelford, and Boscastle add further shops, cafés, and visitor attractions, while the South West Coast Path provides breathtaking views and access to secluded coves. Together, these surroundings give Delabole a balance of rural calm, coastal beauty, and practical village life.

COMMUNAL HALLWAY

FLAT ONE

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Skimmed ceiling. Smoke alarm. Built-in storage cupboard. Plug socket. Skirting. Exposed flooring. Doors leading into:

LOUNGE/DINER

Skimmed ceiling. Double glazed window to the front aspect. Built-in storage cupboard, which houses the hot water cylinder. Electric heater. Television point. Telephone point. Skirting. Exposed flooring.

KITCHEN

Skimmed ceiling. Extractor fan. Double glazed window to the rear aspect. A range of wall and base fitted storage cupboards. Splash-backing tiling. Space for an electric oven, fridge-freezer and under-counter dishwasher. Stainless steel wash basin with drainage board. Multiple plug sockets. Skirting. Vinyl flooring.

BATHROOM

Skimmed ceiling. Extractor fan. Splash-back panelling. Electric shower over the bath. Shaver point. Wash basin. W.C. Electric heater. Skirting. Vinyl flooring.

BEDROOM

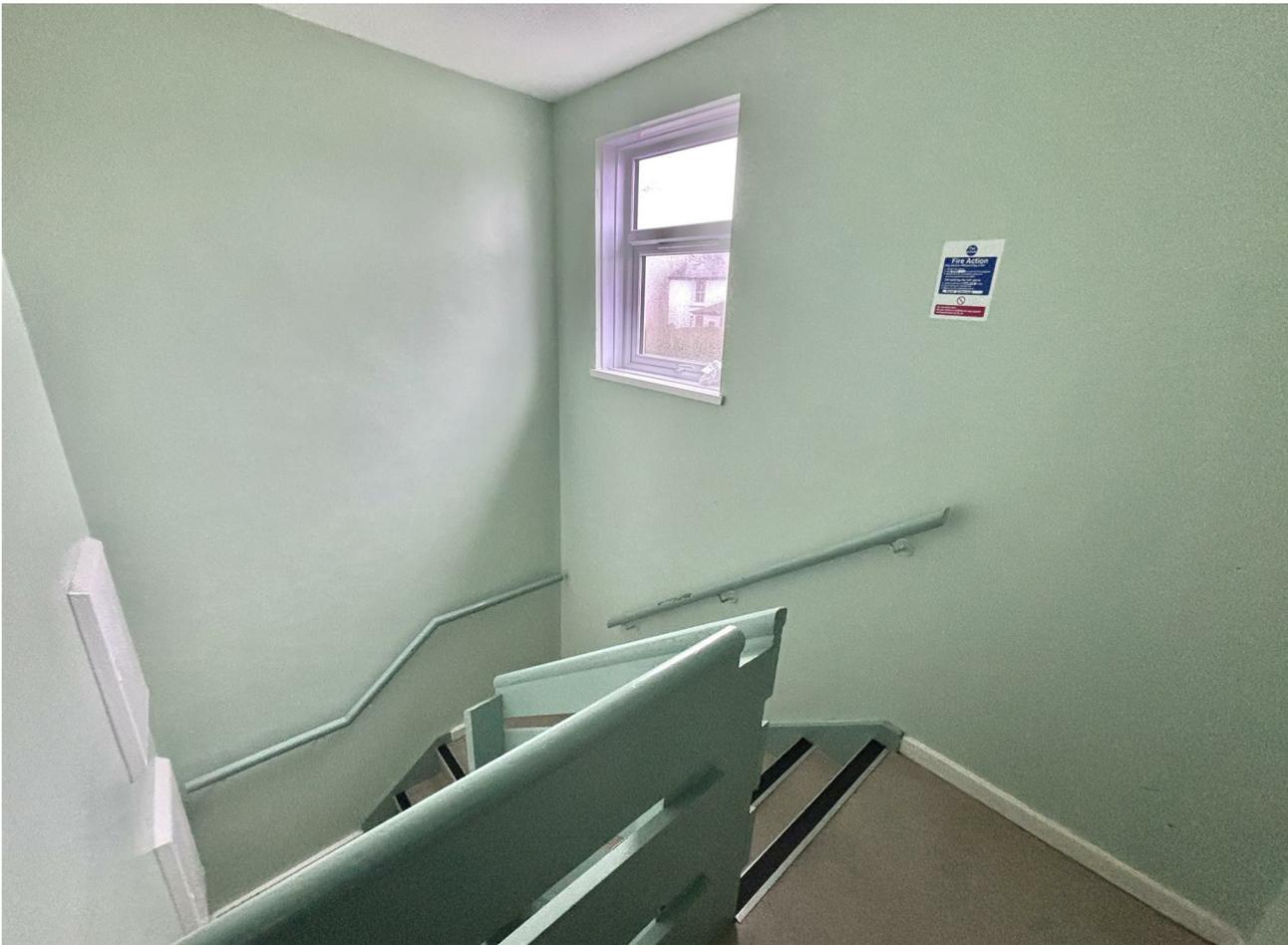
Skimmed ceiling. Double glazed window to the rear aspect. Multiple plug sockets. Skirting. Exposed flooring.

STORAGE ROOM

Skimmed ceiling. Consumer unit. Plug socket. Skirting. Exposed flooring.

COMMUNAL LANDING

FLAT TWO



ENTRANCE HALLWAY

Skimmed ceiling. Smoke alarm. Built-in storage cupboard. Plug socket. Skirting. Exposed flooring. Doors leading into:

LOUNGE/DINER

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KITCHEN

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STORAGE ROOM

Skimmed ceiling. Skirting. Exposed flooring.

EXTERNALLY

PARKING

Further benefits include a communal car park, available to residents on a first-come, first-served basis.

TENURE

While the property is freehold, there is an annual service charge of £304.32 for each apartment, subject to annual review from 1st April 2027. A homeownership management fee of £192 per year will also apply to each apartment.

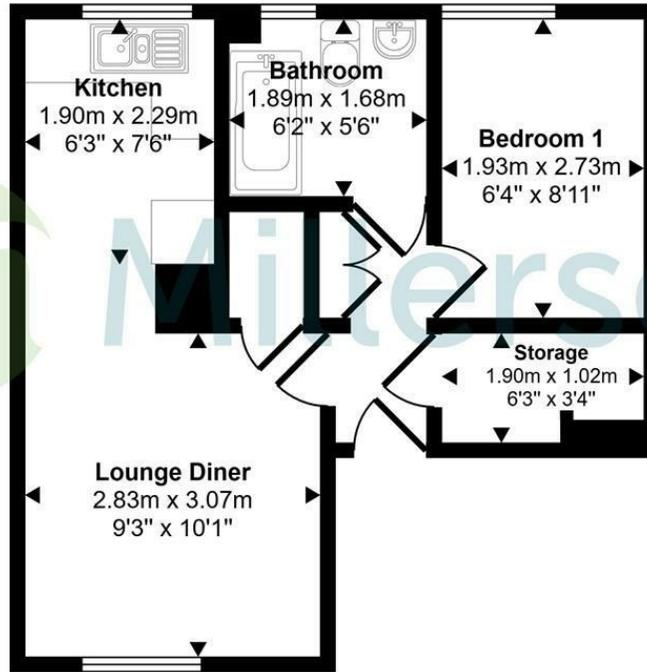
SERVICES

Each property is connected to mains water, electricity and drainage. The property also falls under Council Tax Band A.

MATERIAL INFORMATION



Approx Gross Internal Area
29 sq m / 315 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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