



High Street

Delabole

PL33 9AQ

Asking Price £215,000

- Character Cottage
- Two Double Bedrooms
- Lounge With Multi-Fuel Burner
- Front Garden
- Rear Patio With Home Office & Utility
- Further Garden With Summer House
- Scan QR Code For Material Information



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 689.00 sq ft



Description:

Full of charm and warmth, this delightful two-bedroom cottage in Delabole is the kind of home that instantly makes you feel welcome. The moment you step through the door, the cosy sitting room with its glowing log burner sets the tone — a space made for curling up with a book or enjoying quiet evenings by the fire. The kitchen is just as inviting, beautifully updated yet retaining its character, with another log burner creating a true heart of the home where family and friends can gather.

Upstairs, two generous double bedrooms provide calm and comfort, while the light-filled bathroom has a clean, contemporary finish — a peaceful place to start and end the day.

Outside, the story continues. The cottage garden at the front is brimming with charm, while the rear courtyard feels wonderfully private, complete with two outbuildings — one cleverly designed as a utility, the other transformed into a snug, fully insulated office. Beyond lies a larger garden, a hidden treasure with space to grow your own produce, a summer house for lazy afternoons, and endless scope to make it your own little sanctuary.

This is more than just a house — it's a home full of character, ready for someone to fall in love with.

Location:

Delabole is a traditional Cornish village situated on the dramatic north coast of Cornwall, best known for its historic slate quarry, which has been central to the community for centuries. Surrounded by rolling countryside and close to the spectacular coastal scenery near Tintagel and Port Isaac, the village combines a strong sense of heritage with a welcoming local community.

Obscure with patterned glass uPVC door into

Lounge:

14'2" max x 11'10" (4.34 max x 3.63)

Kitchen:

15'0" x 10'3" (4.586 x 3.145)

From the Lounge, stairs rise to the

First Floor Landing:

Small loft hatch. Doors off

Principal Bedroom:

12'0" x 11'7" (3.66 x 3.55)

Bathroom:

7'5" x 4'6" (2.28 x 1.38)

Bedroom Two:

10'0" x 9'6" (3.05 x 2.90)

Outside:

Front Garden

The front of the property greets you with a delightful cottage-style garden, bursting with character and seasonal colour — an inviting introduction to the home.

Courtyard Retreat

Step into the rear courtyard, a wonderfully private space that blends practicality and charm. Two outbuildings add real versatility — one arranged as a handy utility area, the other converted into a cosy, insulated office, perfect for quiet work or creative projects.

The Hidden Garden

Beyond the courtyard, down a short pathway, a larger garden unfolds — a peaceful haven offering space for homegrown vegetables, lazy afternoons in the summer house, and plenty of opportunity to shape it into your very own outdoor escape.

Material Information:

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing, Aga/Rayburn, and Wood burner



Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

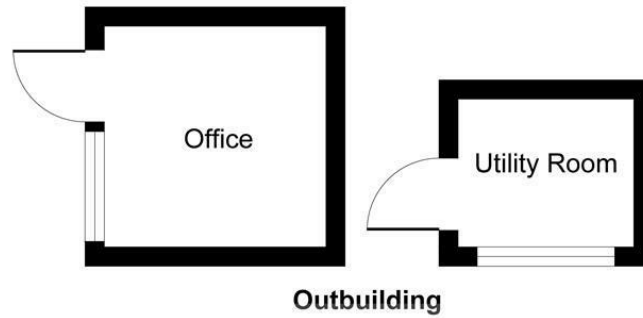
Coal mining area: No

Non-coal mining area: No

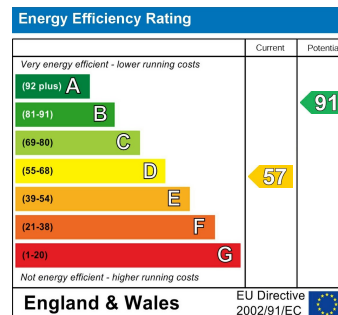
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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Millerson Estate Agents
6a High Street
Launceston
Cornwall
PL15 8ER

E: launceston@millerson.com

T: 01566 776055

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