



89 High Street, Delabole, PL33 9AH Auction Guide Price: £150,000 Available 7 days a week

89 High Street, Delabole, Cornwall, PL33 9AH

 2 Bedrooms  1 Bathroom  2 Receptions

- For sale by Public Auction (unless sold prior) on Wednesday 30th July 2025 at 7pm at The Strawberry Fields, Lifton
 - Two reception / Two-bedroom house
 - Enclosed rear garden with stone store
 - Parking for one car
 - Wonderful views of the rolling countryside
 - In need of completion of current works
 - Offering huge potential to add value

Location

An ideal location for those who enjoy exploring the North Cornish coast, close to popular resorts such as Port Isaac, Polzeath, and Tintagel. A short distance from the property is Trebarwith Strand where you can find a popular public house, great surfing beach, as well as access to the coastal footpath which encompasses much of the county.

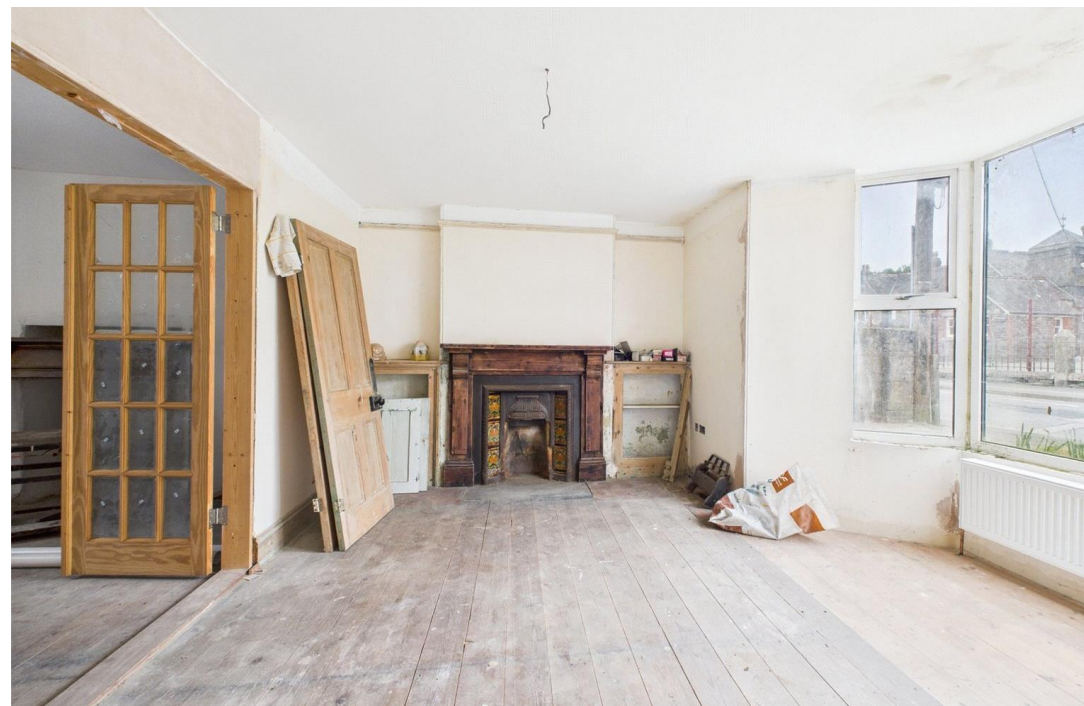
Within Delabole itself, there are further public houses, a convenience store, primary school, and a strong sense of community. For more extensive shopping options, Wadebridge town centre is approximately 12 miles away with its array of independent shops, cafes, and restaurants offering a delightful shopping and social experience. The town is also a gateway to the Camel Trail, a popular cycle path that runs along a disused railway line from Padstow to Bodmin, providing spectacular views of the Cornish countryside and estuary. The village's close proximity to major tourist hotspots ensures residents can enjoy the best of both worlds - the peace and quiet of the countryside and striking distance to the highly sought-after Cornish coastline. North Cornwall is also a paradise for food enthusiasts, featuring numerous excellent pubs, restaurants, and cafes. Notable establishments include those owned by celebrity chef's Rick Stein, Paul Ainsworth and Nathan Outlaw. Golfers in North Cornwall are truly spoiled for choice, with additional top-tier championship courses nearby at St Enodoc (Rock), Trevose (Padstow), Launceston, and Lanhydrock (Bodmin), all within a 30-minute drive.

Launceston 01566 777 777
launceston@kivells.com

Available 7 days a week



Kivells. The sign that sells.



DESCRIPTION

A fantastic opportunity to purchase a property in need of completion of current works which benefits from excellent views of the rolling countryside and offers huge potential for any prospective buyer to add their own stamp on.

The property briefly comprises of the following: - entrance hallway, living room, dining room, kitchen / breakfast room on the ground floor, whilst on the first floor there are two bedrooms and bathroom. Externally to the front, there is one parking space and a lawn area. At the rear there is an enclosed garden together with a stone constructed store with slate roof (in disrepair).

ACCOMMODATION

uPVC double glazed entrance door with obscure glass leading into:-

ENTRANCE

With solid wood floor, electrical consumer unit, fuses and electric meter. Further door with leaded glass window surround leading into main entrance hall. Large walk-in storage cupboard with shelving.

ENTRANCE HALL

Original solid wood floors throughout and stairs rising to first floor. Door into:-

LIVING ROOM

Feature uPVC double glazed bay window to the front. Focal central point fireplace with cast iron surround and slate hearth with timber mantel above. Partial built-in storage either side, picture rail and glazed French doors leading into:-

DINING ROOM

Open fireplace with slate hearth and timber mantel having partial built-in storage either side. Solid wood floor and open arch leading into:-

KITCHEN / BREAKFAST ROOM

uPVC double glazed window to the rear, fully glazed uPVC door leading to the rear garden and uPVC double glazed window to the rear garden. Flagstone slate tiled floor, vaulted ceiling with two Velux sky lights, plumbing and water connection for the proposed oil fired boiler

system with also pipework for the radiators coming into this location.

Steps leading from the entrance hall to:-

FIRST FLOOR LANDING

uPVC double glazed window overlooking the rear garden and distant rolling countryside views beyond. Wooden floor throughout. Airing cupboard with partially installed pressurized hot water cylinder.

BEDROOM ONE

uPVC double glazed window to the rear overlooking the garden and rural views beyond. A well proportioned double bedroom with space for bedroom furniture. Loft access.

BEDROOM TWO

uPVC double glazed window to the front aspect. A further good sized double bedroom with ornate false fireplace with cast iron surround and timber mantel together with slate hearth. Space for bedroom furniture and wooden flooring throughout.

BATHROOM

uPVC double glazed window to the front aspect. Bath, pedestal hand wash basin and close coupled W.C., all of which are not yet connected.

OUTSIDE

To the front elevation there is a flagstone slate paved pathway with pedestrian gate to the front lawn area with established Hydrangea and parking space for one car with concrete base.

A further pathway leads you to the rear garden where there is an immediate patio area with further slate paved path leading to the bottom of the garden. The garden was previously laid to lawn with flower bed borders, has a high wall boundary to one side and well established hedge the other side. There is a thick portion of Bamboo to the rear which is beside a stone constructed store with slate roof, in disrepair.

There is a generous rear garden space with excellent views of the rolling countryside beyond which could easily be made into a wonderful outside entertaining space.

AGENTS NOTE ONE

Please note: There is a right of way for the neighboring property down the side and rear for pedestrian access only.

AGENTS NOTE TWO

Please note: Included within the sale is the unpackaged previously purchased Grant oil fired boiler, a full kitchen and radiators which have been partially installed. Electricity and plumbing has been bought to first fix level, whereby an experienced tradesman will be able to complete this job with a substantial amount of work already achieved.

COUNCIL TAX BAND

C

EPC

G

SERVICES Mains electric water and drainage.

WHAT3WORDS - pods.interview.spaces

VIEWINGS

Please ring 01566 777 777 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.

AUCTION VENUE AND DATE

Lifton Strawberry Fields, Lifton, Devon PL16 0DE on Wednesday 30th July 2025 at 7pm.

REGISTRATION

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") – as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated



within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

ONLINE BIDDING

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office. Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

BUYER'S ADMINISTRATION FEE

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, this fee remains payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior. All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download. Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

SOLICITOR

Coodes solicitors FAO Emma Pearce
emma.pearce@coodes.co.uk 01409 255 903

AUCTION PAYMENT

A 10% deposit will be required to be paid by the successful bidder upon the fall of gavel and at this point the contract is legally binding. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. ALL bidders must only bid if they can make this payment.

Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be

rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

GUIDE PRICES

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation. The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction. Please note that all prices listed, whether prior to or post auction, are subject to contract. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price.

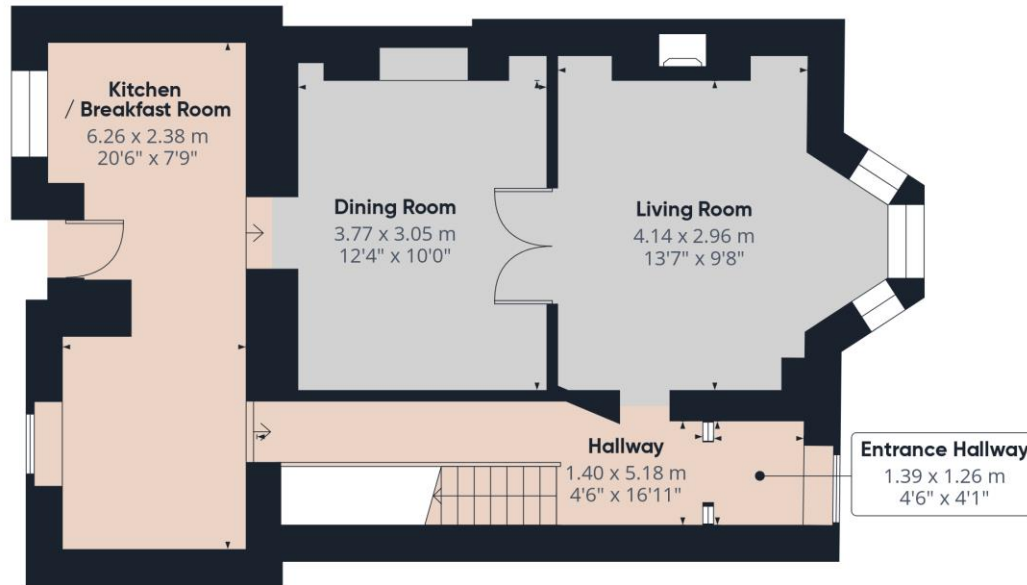
It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction. The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge. The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

IMPORTANT NOTICE - Kivells, their clients and any joint agents give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kivells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Floor 0

Approximate total area⁽¹⁾
84.8 m²
913 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Kivells. The sign that sells

Available 7 days a week

Kivells | 2 Broad Street | Launceston | Cornwall | PL15 8AD

   @KivellsProperty

Launceston 01566 777 777



Please scan QR Code for
Material Information



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.