



Puffin

NORTH CORNWALL



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ESTATE AGENTS



- *Immaculate Detached Bungalow on Small Select Development*
- *Bounded by Open Farmland with Countryside Views towards the Ocean*
- *Three Bedrooms & Two Modern Bathrooms*
- *Large Open Plan Living Space with Bi-Fold Doors & Countryside Outlook*
- *Fully Integrated Modern Kitchen*
- *Air Source Underfloor Heating System*
- *Integral Garage & Ample Driveway Parking*
- *Peaceful Edge of Village Location*

Puffin is an immaculately presented detached bungalow, part of a select development completed in 2023 and located in a peaceful edge of village setting on the stunning North Coast of Cornwall.

Puffin has approximately 1,211 square feet of modern and spacious accommodation including three bedrooms, master en-suite wetroom and open plan living space. Noteworthy features include an air source

heating system, underfloor heating, bi-fold doors, LED lighting, a wood burning stove, 30mm Quartz work surfaces, fully integrated appliances, beautiful external stonework, enclosed lawned gardens and far reaching to the ocean across miles of open farmland.

The accommodation briefly comprises an inviting entrance hall, utility room which leads onto the integral garage with electric up and over door. Next are three bedrooms, two of which are genuine doubles with built in wardrobes with a third smaller room again with a built in wardrobe. The master bedroom has a wetroom style en-suite shower room and the family bathroom is smart and contemporary.

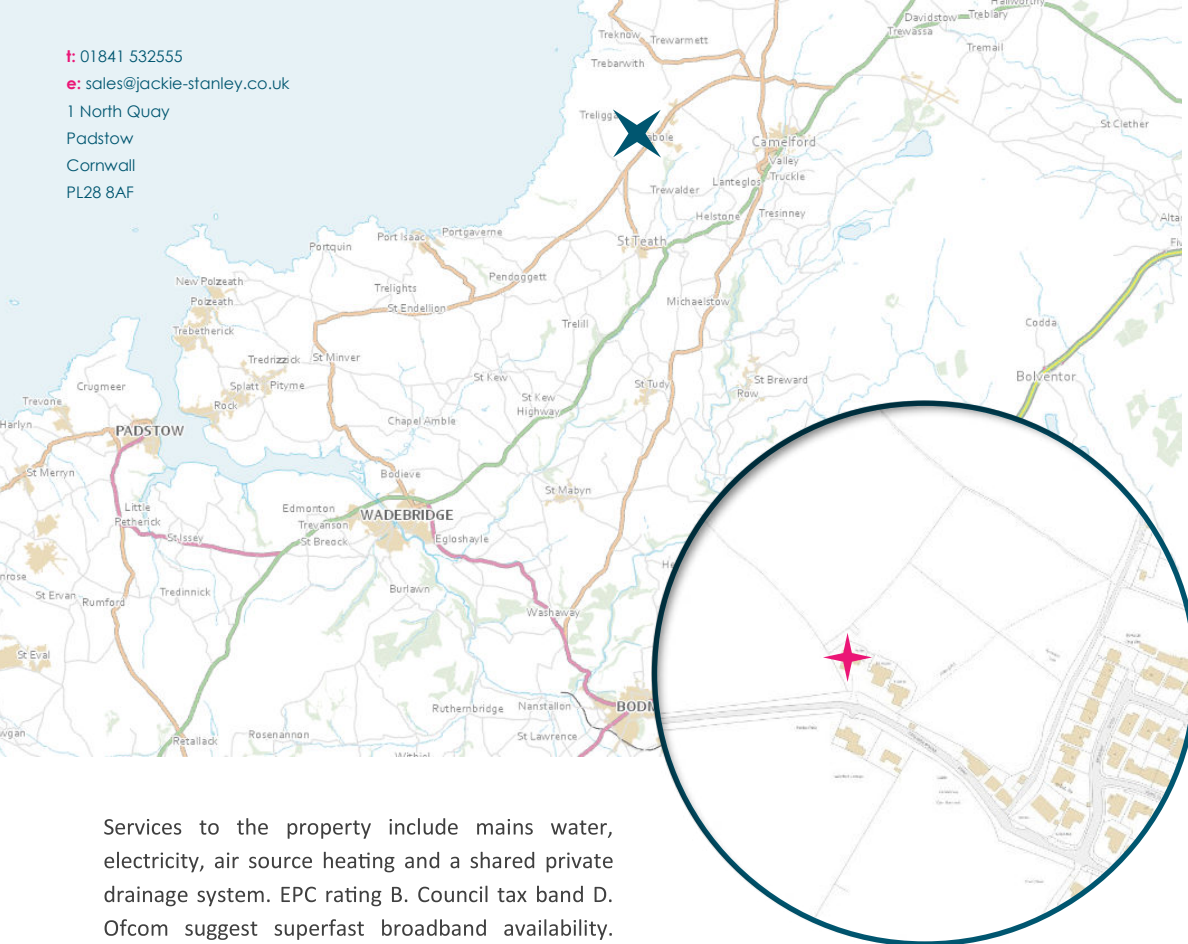
The open plan living space has two sets of bi-fold doors opening to the patio and garden at the rear. A central island and breakfast bar separates the kitchen from the rest of the room with wine cooler, fridge/freezer, dishwasher, induction hob and eye level double oven all integrated. In the far corner is a freestanding wood burning stove and there is ample space for sofas, dining room table and chairs and occasional furniture.

Puffin is enclosed by an attractive Cornish stone hedge and a private lawned garden and area of patio. The current owners have recently created a pond and raised area perfect for a terrace to enjoy the far reaching views. The exterior of the property is built with local rustic stone with natural slate roofs and anthracite grey UPVC double glazed windows and doors. There is ample driveway parking to the front with access to the integral garage.



Puffin, Treligga Rise, Delabole
PL33 9DL £570,000 guide

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Services to the property include mains water, electricity, air source heating and a shared private drainage system. EPC rating B. Council tax band D. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

Puffin is situated on the edge of the popular village of Delabole, close to the beaches of Tregardock and Trebarwith Strand. This thriving village has a primary school, two public houses, a village shop, community centre, playing field, fish & chip shop, florist and garage. Within a short driving distance is Port Isaac, a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman's Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of North Cornwall as well as having its own beach and working harbour.

The town of Camelford is approximately four miles away and offers more comprehensive facilities for everyday needs while the town of Wadebridge is just 10 miles distant. Delabole is set amongst some outstanding natural beauty and is close to the spectacular and rugged North Cornish Coast.

To find Puffin, proceed North along the B3314 coastal road and follow this road towards the village of Delabole. Enter Delabole and then take the first turning on the left hand side into Treligga Downs Road. Follow this road for approximately 0.3 miles and Treligga Rise can be found on the right hand side with Puffin the first property on the left. The postcode for satellite navigation is PL33 9DL. What3words: economics.things.almost

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