

**FOR SALE**



**Lanner Hill, Lanner, Redruth**  
**Guide Price £600,000**

  
**MARTIN&CO**

# Lanner

Guide Price £600,000

- DETACHED GRANITE COTTAGE
- ANNEX ACCOMMODATION
- PADDOCK
- TWO STABLES
- GARAGE & WORKSHOP

*Located just outside the village of Lanner, close to Redruth, a beautifully maintained and extended four-bedroom granite cottage set in around three quarters of an acre of land, with stables, kennels, workshops, carport and a paddock with picturesque countryside views towards the sea.*

Located on the outskirts of Lanner village is this detached granite cottage, which has been extended by a single storey annex and is set in around three quarters of an acre of land.

A large, gravelled driveway with two vehicle entrances and a pedestrian entrance lead up to the property and there is a paved parking area to the rear plus lawns to the front and side.



At the end of the driveway there are two stables plus a large carport. Beyond these is a paddock with lovely views across countryside to the sea which can be seen on a clear day.

The main entrance door leads into a spacious dual aspect lounge with a lovely granite fireplace and multifuel stove. The room has slate effect flooring and large built-in storage cupboards. To the rear is a barn door which leads to the kitchen - diner.

The kitchen is fitted with a range of shaker-style base and wall units, with butcher's block style worktop and a stainless-steel sink and drainer with mixer tap. There are spaces for appliances (washing machine, dishwasher and electric cooker) and there is a stainless steel extractor hood over the electric hob. There is also space for a free-standing fridge-freezer.

The dining area has space for a 4-6 seater dining table and chairs and there is an external door to a rear courtyard which adjoins the workshops as well as an internal door to the extension / annex.

The extension / annex has a hallway which has an external door to the rear and leads down to a very spacious fourth bedroom and a wet room / shower room.

Stairs lead up from the main entrance to the first floor landing. On the first floor there is a spacious bathroom, two double bedrooms and a single bedroom.

The bathroom has a white three-piece suite with a P-shaped bath with mains shower over and a glass shower panel. There is a low-level WC with push button flush and a pedestal sink.

Surrounding the property are lawned gardens and there is a large patio with ample space for al fresco dining or simply enjoying the views.



***This lovely cottage was completely refurbished by the previous owners in 2017 and the current owners have continued to update and maintain the property since they purchased it in 2022.***

**RECENT UPDATES INCLUDE:**

SWIP internal wall insulation with a 25 year guarantee, installed in January 2024

Air source heat pump installed January 2024

Solar panels with MCS certificate & Feed-In tariff, installed in March 2024

**FEATURES:**

EPC – C

Council Tax band – C

uPVC Double Glazing

Garage & Workshop

4 Kennels

Storage Room

Two Stables

Large Carport

Paddock

Gardens & Large Patio

Extensive Driveway Parking (ideal for Caravan / Campervan)

Mains Electricity and Water

Septic Tank

Air-Source Heat Pump

Solar Photovoltaic Panels

Partial Haverland Electric Heaters

Multifuel Stove

Drimaster Ventilation System

Plot of approximately 3 /4 Acre

**LOCATION:**

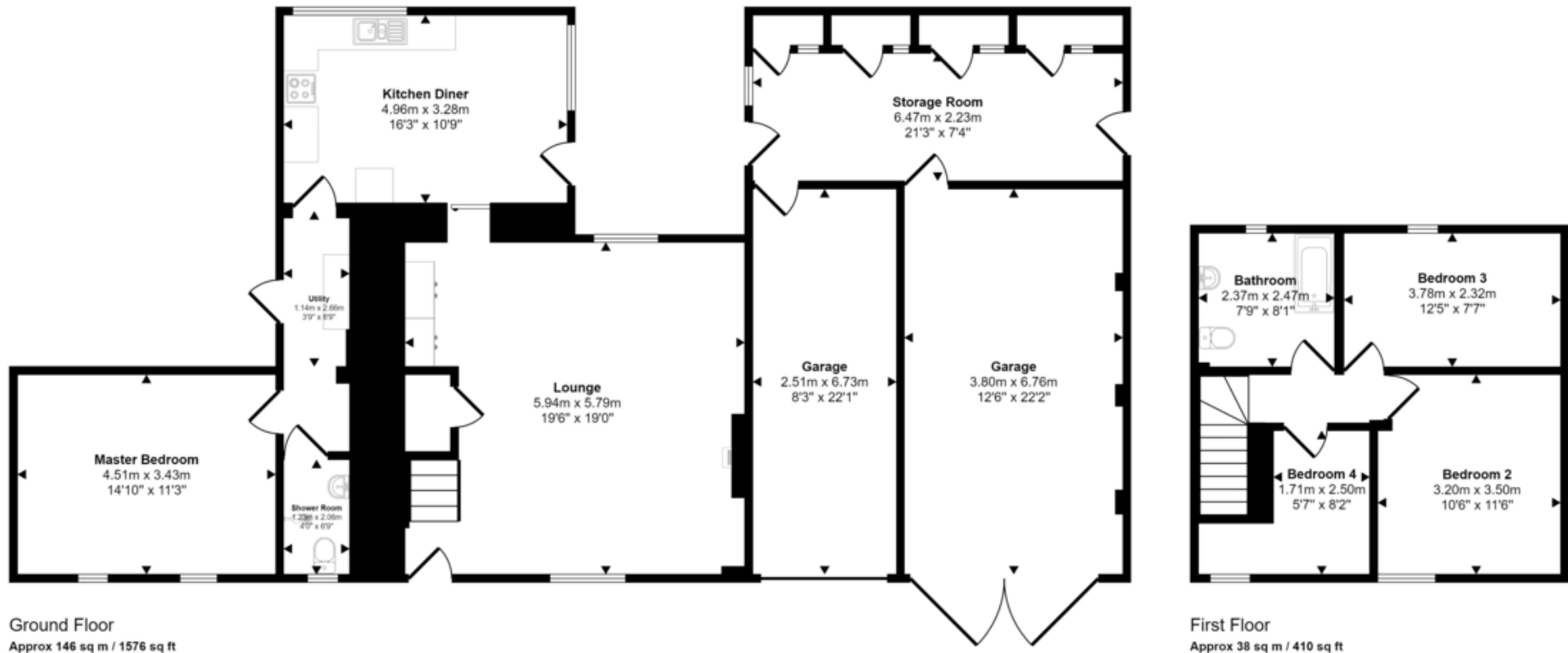
The village of Lanner is nestled in the countryside between Penryn and Redruth and boasts a welcoming community with a primary school, convenience store and a choice of Public Houses known for their quality dining, all within easy walking distance.

The name "Lanner" comes from the Cornish "Lannergh", which means "a clearing". The village is a former tin and copper mining parish which grew rapidly in the 19th century, but has been recorded as far back as 1542, and with settlement traces back to the Bronze Age.

Apex Cottage also lies at the heart of The Mineral Trails, providing extensive and stunning walking, running, riding and cycling trails along the old mineral tramway routes which run from the old port of Devoran on the south coast to Portreath on the North coast. For those with horses, this is an ideal location with so many off-road riding options on your doorstep.

Just a short two and a half-mile drive away lies the major town of Redruth, with further amenities, including a well-regarded secondary school and a mainline railway station that conveniently connects to London Paddington and destinations further north. The vibrant university town of Falmouth on the south coast and the administrative and shopping hub of Truro, are both an easy commute, being around a half hour's drive away.

Approx Gross Internal Area  
185 sq m / 1986 sq ft



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.

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