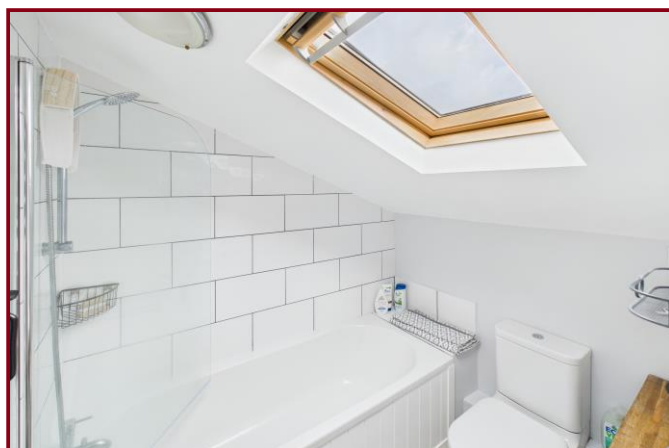




**MAP estate agents**  
Putting your home on the map

**Bell Lane,  
Lanner, Redruth**

**£245,000  
Freehold**







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## **Property Introduction**

A beautifully renovated character cottage situated within the village of Lanner between Falmouth and Redruth. The property has been subject to a substantial amount of improvements carried out by the current vendor and retains many original features such as the stained glass window to the first floor whilst adding a feature wood burner within the lounge. Upon entering the cottage a hallway leads into the kitchen/diner with a good range of fitted storage cupboards with a range style oven while an archway leads into the cosy lounge and accesses the rear entrance porch. Also accessed from the front entrance is a step down into a utility room whilst to the first floor are two double bedrooms and a modern fitted bathroom suite. Throughout, the cottage has uPVC double glazed windows and doors plus the vendor has advised us he has electric panel radiators that he will be fitting to the property. Externally to the front is a gravelled area accessing the front door whilst to the rear a shared pathway has steps ascending to an enclosed garden with a useful storage shed.

## **Location**

Lanner is a popular village located within a reasonable distance to nearby towns such as Falmouth, Redruth and the city of Truro. The village has a primary school which enjoys an excellent reputation along with a well regarded garden centre, village hall, pubs and a bakery.

The historic maritime of Falmouth is located on the south coast which is very popular for sailing and water sports whilst to the north the rugged villages of Perranporth, Portreath and Porthtowan are famed for their surfing beaches. The main shopping centre, being Truro, is approximately twelve miles distant and offers a good range of high street multiples along with local independent stores and is home to the Hall for Cornwall located on the piazza.

## **ACCOMMODATION COMPRISES**

Double glazed door opening to:-

### **FRONT ENTRANCE**

Stairs to first floor with understairs storage cupboard.

### **KITCHEN 13' 0" x 7' 7" (3.96m x 2.31m) maximum measurements**

Double glazed window to front elevation. Feature 'Belfast' style enamel sink with mixer tap. A variety of base storage cupboards, three drawer unit, wood worktops, part tiled walls, range style oven

set in a brick and stone recess with wood lintel over. Tiled splashback and archway giving access into:-

### LOUNGE 11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window to rear elevation with wood sill and window seat. Wood floor. Feature wood burner set in a recess with slate hearth and wood mantel over. Shelled recess to side. Pine door giving access to:-

### REAR ENTRANCE

uPVC double glazed door to exterior. Electric meters and wood floor. Stairs to first floor. Door to:-

### UTILITY ROOM 6' 9" x 5' 3" (2.06m x 1.60m)

Double glazed frosted window to front elevation. Plumbing for automatic washing machine. Worktop (restricted height).

Half turn staircase with feature arched stained glass window, removable banister leading up to the:-

### FIRST FLOOR LANDING

Built-in storage cupboard and access to loft. Doors off to:-

### BEDROOM ONE 12' 1" x 11' 5" (3.68m x 3.48m) plus recess

Double glazed window to rear elevation. Built-in wardrobe plus louvre door storage cupboard with immersion heater.

### BEDROOM TWO 11' 0" x 7' 9" (3.35m x 2.36m)

Double glazed window to front elevation.

### BATHROOM

'Velux' window, panelled bath with shower tap attachment over and shower screen, close coupled WC and over wash hand basin with wooden shelf to side. Part tiled walls and extractor fan. Heated towel rail.

### EXTERIOR

Immediately to the front of the property is an enclosed gravelled area and a pedestrian gateway. To the rear a further gateway with step down leads to a shared pathway with the adjoining property leading to the back door and steps ascend to the enclosed garden which is laid mainly to lawn and has a useful timber shed.

### SERVICES

Mains water, mains drainage and mains electric.

### AGENT'S NOTE

The Council Tax band for the property is band 'B'.

### DIRECTIONS

Proceeding into Lanner from Redruth continue down the hill and turn right into Bell Lane where the property is situated a short distance along on the right hand side where a MAP For Sale sign has been erected for identification purposes. If using What3words:-defrost.distilled.pulps

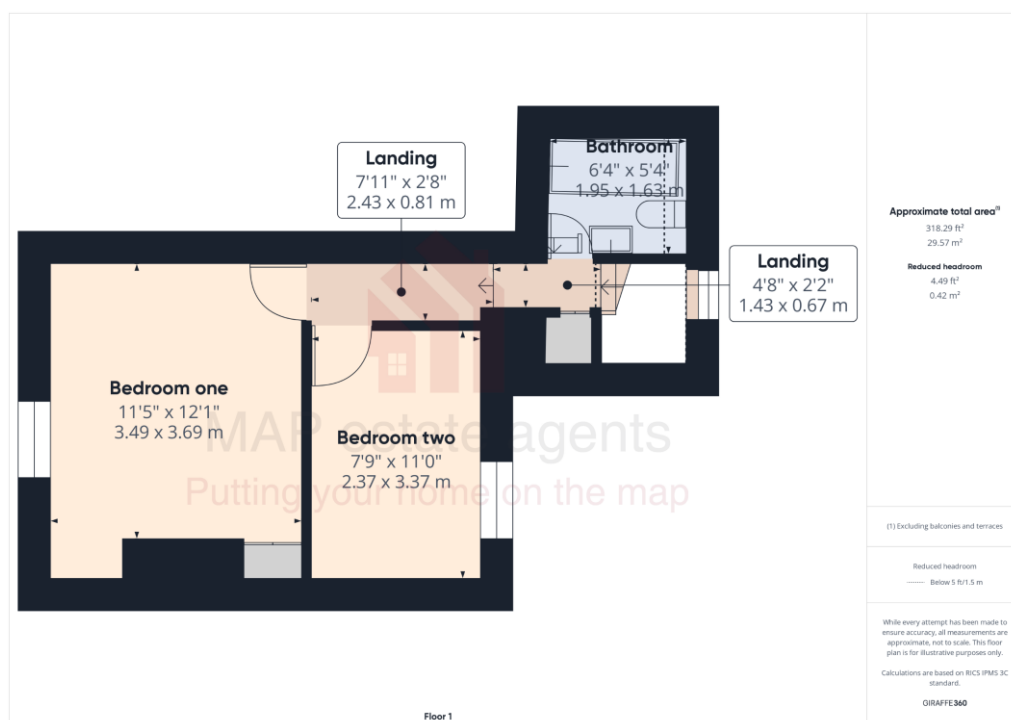
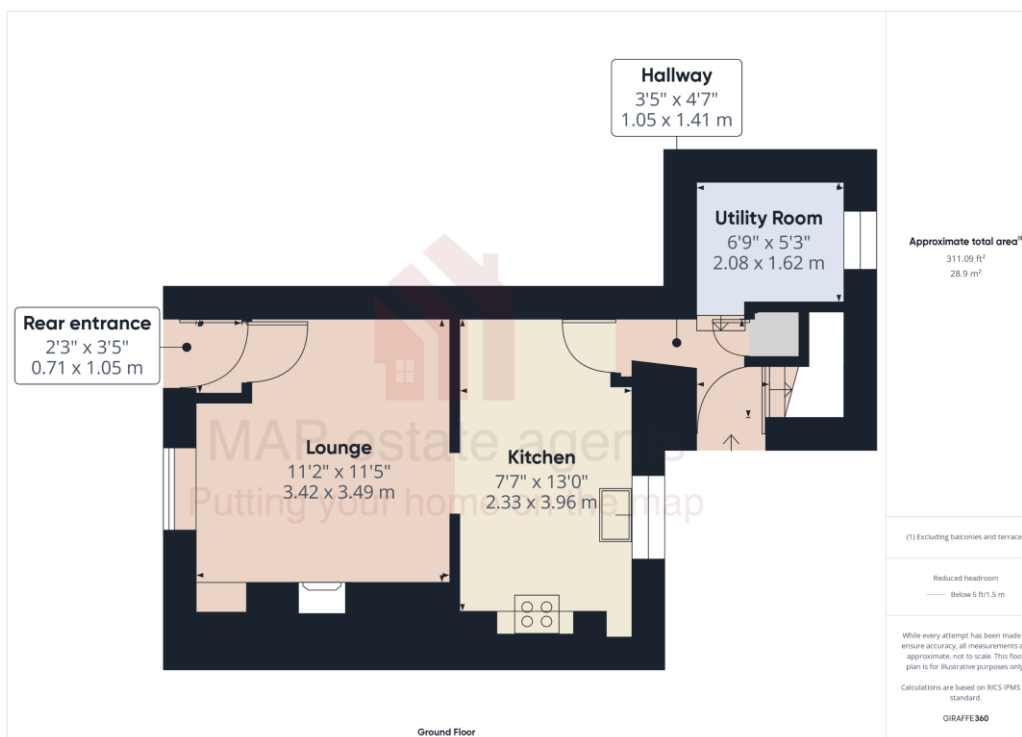


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- A beautifully renovated semi-detached character cottage
- Many features associated with a property of this period
- Two double bedrooms
- Fitted kitchen/diner
- Separate utility room
- Lounge with wood burner
- uPVC double glazed windows and doors
- First floor modern bathroom suite
- Enclosed rear garden
- Close to village amenities



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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