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**Pennance Road,
Lanner, Redruth**

£225,000
Freehold





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Property Introduction

This charming character cottage is set in an elevated position in Lanner enjoying far reaching views across the village and countryside.

The current owner has updated the property during their ownership and the accommodation comprises of entrance porch, lounge with character features focusing on an inglenook fireplace housing a wood burner, a kitchen/diner and conservatory overlooking the rear garden, three bedrooms and family bathroom to the first floor.

To the outside there is a beautiful terraced garden arranged with a variety of areas to sit and enjoy the views over the countryside.

In summary, a beautifully presented character cottage with light and bright accommodation and generous gardens.

Location

Situated in the centre of the village, there is a convenience store within a short walk and set off from the square on the opposite side of the road is a local Public House which is well respected within the village as a centre of community life. Schooling is available for younger children nearby and Redruth, which is the nearest major town, is within a one and a half miles.

Redruth offers a range of national and local shopping outlets, there are banks, a Post Office and a main line Railway Station that connects with London Paddington and the north of England. Secondary education is available at Redruth School which has recently been awarded its second Ofsted 'Good' rating.

Lanner is within eight miles of Falmouth on the south coast, nine miles from the county town of Truro and the north coast will be found within seven miles.

ACCOMMODATION COMPRISES

Double glazed stable door opening to:-

ENTRANCE PORCH

Double glazed windows. Coat and shoe storage. Glazed door opening to:-

LOUNGE 14' 5" x 12' 3" (4.39m x 3.73m)

Double glazed sash window with window seat enjoying countryside views. Beamed ceiling. Feature Inglenook fireplace housing an inset wood burner with shelving to the side and tiled hearth. Turning staircase to the first floor. Fuse box. Latch and brace door opening to:-

KITCHEN/DINER 15' 7" x 12' 5" (4.75m x 3.78m)

Range of wall and floor mounted cupboards with roll top edge working surfaces over incorporating a 'Belfast' sink. Integrated range style cooker, tiled splash back. Beamed ceiling. Spot lighting. Electric wall mounted radiator. Ceramic tiled floor tiles. Double glazed window and double glazed French doors opening to the:-

CONSERVATORY

Double glazed with doors opening to the terraced rear garden. Spaces for washing machine and tumble dryer. Built-in shelving.

FIRST FLOOR LANDING

Latch and brace doors off to:-

BEDROOM ONE 15' 1" x 7' 0" (4.59m x 2.13m)

Double sash glazed window with deep sill enjoying countryside views. Fitted wardrobe. Loft access. Storage cupboard housing the water tank.

BEDROOM TWO 9' 9" x 8' 9" (2.97m x 2.66m)

Double glazed window with slate sill. 'Velux' window. Electric wall mounted heater. Fitted wardrobe. Spot lighting.

BEDROOM THREE 15' 2" x 5' 3" (4.62m x 1.60m)

Double glazed window. Wall mounted electric heater.

BATHROOM

Double glaze sash window with deep sill Low level WC, bath with tongue and groove side panel with shower over and pedestal wash hand basin. Electric towel heater. Tiled surround. Laminate flooring. Storage cupboard. Spot lighting.

OUTSIDE FRONT

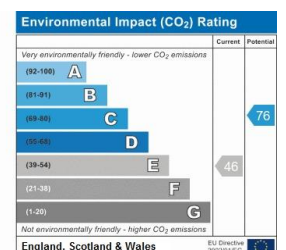
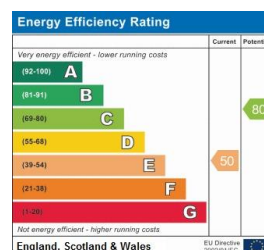
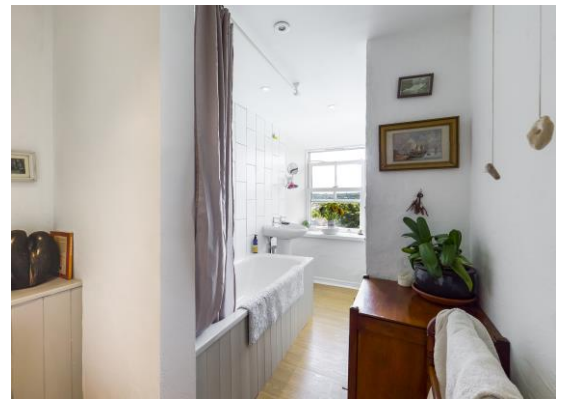
Steps up to a shared pathway with the neighbouring property. The garden is enclosed and lawned. Bin store.

REAR GARDEN

This is arranged in terraces with a variety of shrubs. Steps up to a patio and lawn. Raised beds and pond. Storage shed/summerhouse 9' x 7' with raised decking.

DIRECTIONS

Proceed up through the village of Lanner towards Redruth, carry on up the hill out of village and turn up to the right into Pennance Road. Follow along, and you will see a row of cottages on left hand side where the property can be located.





MAP's top reasons to view this home

- Well presented terraced character cottage
- Character features and attractively presented
- Double glazed sash windows
- Lounge with inglenook fireplace and log burner
- Kitchen/diner
- Conservatory with utility
- Three bedrooms and bathroom on first floor
- Conservatory overlooking the terraced rear garden
- Far reaching elevated views across countryside
- Popular village location



Approximate net internal area: 860.66 ft² / 79.95 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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