



Lanner

A delightful terraced Cornish cottage
Lounge with feature fireplace and beams
Dining room with beamed ceiling
Fitted kitchen, utility porch and bathroom
Two double bedrooms
Rear 'sun trap' courtyard garden
Long lawned front garden with wildlife pond
Off road parking facilities to the front
Full of character and charm
Being sold with the benefit of 'no onward chain'

Guide £260,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK7170



This charming, well maintained character cottage is located in a popular residential area at Lanner Moor and is ideally situated for all the amenities this popular village has to offer.

The property has enjoyed the same ownership for 40 years and during this time has been the subject of much improvement making this a home that anyone would be proud to own.

The accommodation in brief comprises; lounge with enclosed entrance, dining room, fitted kitchen, utility porch and bathroom to the ground floor. To the first floor there are two spacious double bedrooms. Outside, there are steps up to an enclosed rear courtyard area and to the front an off road parking space which in turn leads to a long lawned front garden with wildlife pond to the left and a concrete pathway leading to the front door to the right. The garden is enclosed by brick walling and mature plants and trees.

The village of Lanner offers a great community and benefits from a convenience store, two public houses, fish and chip shop, Portreath Bakery, churches, village school and hall, doctors surgery and petrol station with additional convenience store. There is a regular bus service and the mainline train station at Redruth is some 1 1/2 miles away. The A30 and A39 are easily accessible.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

FROSTED HALF GLAZED DOOR TO:

LOUNGE 4.09m (13'5") x 3.71m (12'2") including entrance, stairs and plus recess.

UPVC double glazed window overlooking the front aspect, feature open fireplace (currently closed) with dark slate hearth and wooden surround, TV and satellite point, staircase to first floor, under stairs storage cupboard, painted beam ceiling, modern night storage heater, two pendant ceiling lights, painted wood panelling to dado height (one wall), open to:



DINING ROOM 4.98m (16'4") x 2.31m (7'7")

Fitted corner cupboard providing storage, painted wood panelling to dado height (one wall), open beam ceiling, small leaded light window to the rear utility porch, 4 small wall lights, modern night storage heater, vinyl flooring, open to:



KITCHEN 2.72m (8'11") x 2.13m (7'0")

Fitted with a range of matching base units with roll top work surfaces and tiled splash backs, wall cupboard, space for electric cooker, space and plumbing for washing machine, space for refrigerator, pine shelving, wall mounted hooks for hanging pans and utensils, UPVC double glazed window overlooking the rear courtyard, wood effect laminate flooring, stainless steel light fitting with spotlights, modern electric heater, panelled and frosted 1/2 glazed door to rear utility porch.



UTILITY PORCH 1.85m (6'1") x 1.04m (3'5")

Fitted with a white double base unit with black marble effect worktop, Velux window, single glazed window at first floor level from bedroom two, ceramic tiled flooring, half glazed UPVC door to rear courtyard, Velux window, spotlight, panelled door to:

BATHROOM

UPVC double glazed window to the rear elevation. Fitted with a white panelled bath having a chrome mixer tap and tiled surround, over bath electric shower with curtain pole and shower curtain, pedestal wash hand basin with separate hot and cold taps and tiled splash back with vanity mirror above, low level flush wc, extractor fan, flush ceiling light, cupboard housing Gledhill hot water tank, vinyl flooring.

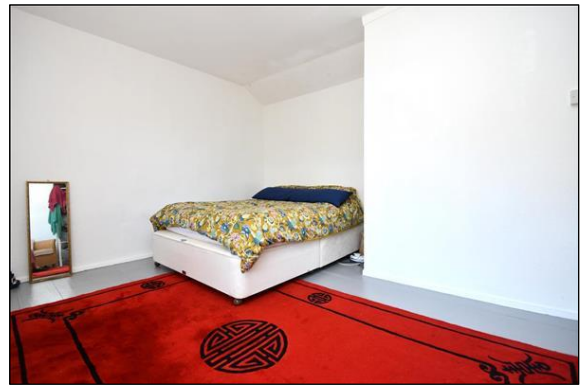


STAIRCASE FROM LOUNGE TO FIRST FLOOR LANDING

Door to both bedrooms.

BEDROOM ONE 3.91m (12'10") x 2.26m (7'5") plus 3.02m (9'11") x 2.18m (7'2")

A well proportioned, L-shaped double bedroom with recessed UPVC double glazed window overlooking the front garden with roller blind and laminate sill, painted wood floorboards, modern electric heater, central pendant light, hatch to loft space.



BEDROOM TWO 5.11m (16'9") x 2.34m (7'8") with limited headroom in parts.

A light and bright double bedroom with sloped ceiling incorporating two Velux windows, three ceiling mounted spotlights, painted wooden floorboards, modern electric heater, internal window overlooking the rear utility porch with ornate wooden guard.



FRONT GARDENS

The property is accessed from the front where you will find a good sized off road parking space. From here there is an opening giving access to the superb front gardens with a concrete path to the right that takes you to the front door. To the left of the path there is a long garden, mainly laid to lawn and with a natural wildlife pond surrounded by wild flowers. This garden is enclosed by block walling and mature shrubs and trees. As the cottage is set back from the road, the property enjoys a lovely open aspect with views over the front gardens.

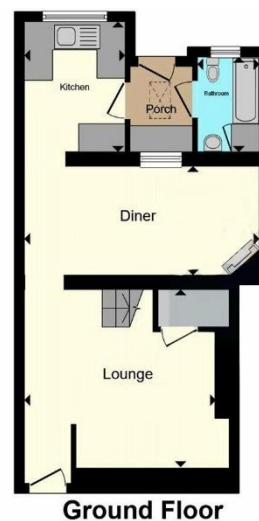


REAR COURTYARD GARDEN

To the rear, there are concrete steps that lead up to the good sized concrete courtyard that has a very useful storage facility/wood store with low level window and door. From here, further steps lead to a small further raised area. This garden is enclosed by brick walling and overhanging mature shrubs and trees providing a good degree of privacy. An ideal haven where you can relax and enjoy the best of the sun throughout the day!



FLOORPLAN



COUNCIL TAX Band A.

SERVICES Mains electricity, water and drainage.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

