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## St Marys The Square

Four Lanes, Redruth, TR16 6PZ

**Guide price £399,950**



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St Marys is situated in the centre of Four Lanes village and in our opinion is a superb home with much to commend to it. Obviously one of the most important homes in the village, it has to the ground floor a 7m lounge, a separate dining room, a kitchen with an aga and there is a ground floor bedroom or extra reception room if required together with a shower room. To the first floor there are three further bedrooms with the master bedroom being over 6m long. There is also a shower room. In addition to the aga there is an oil fired heating system serving radiators and there are some bay windows which add to the character. There are many character features in addition to the generously proportioned rooms and an excellent custom made staircase which is certainly a focal point in this property. Externally there is an enclosed front courtyard area with a parking space immediately by the boundary. To the rear there is a lovely very well established garden with a driveway, grassed areas, outbuildings, a garage and some mature trees. In our opinion the garden is an important feature of this property and complements the house itself. Four Lanes village offers a post office/store and bus services to Redruth and Helston. Offered with no onward chain, it has the following accommodation:

## HALLWAY

Very impressive and focusing on the lovely staircase which certainly complements the home. Leaded light effect upvc door to the front, understairs cupboard and a radiator.

## LOUNGE

**23'7" x 14'6" (7.21m x 4.44m)**

A fine room with three windows including a bay. Pine ceiling, two shelved alcoves and a focal fireplace. Built-in cupboard and three radiators. Double doors to:

## DINING ROOM

**9'7" x 14'2" (2.94m x 4.33m)**

Focal exposed granite wall, a dual aspect, a high plate shelf and a radiator.

## KITCHEN

**10'1", x 10'8" (3.08, x 3.26m)**

Twin bowl stainless steel sink unit, plenty of working surfaces with storage facilities beneath and complementary eye level cupboards. Aga oil fired cooker.

## LAUNDRY ROOM

## BEDROOM 4

**9'7" x 14'10" (2.94m x 4.54m)**

With a rectangular bay window, an enclosed wash hand basin and a radiator.

## SHOWER ROOM

**7'8" x 7'6" (2.34m x 2.31m)**

With a mains shower, an enclosed wash hand basin and a wc. Wall mounted mirror and a radiator.

## INNER HALLWAY

With a double cupboard housing a hot water cylinder.

## FIRST FLOOR

## MASTER BEDROOM

**20'1" x 12'3" (6.13m x 3.75m)**

Two windows and a deep dressing room area. Radiator.

## BEDROOM 2

**9'5" x 15'5" (2.89m x 4.71m)**

A dual aspect room with a wash hand basin, fitted cupboards and a radiator.

## LANDING

With a coloured glass arched window.

## BEDROOM 3

10'8" x 11'11" (3.27m x 3.65m)

Fitted wardrobe, a radiator, wash hand basin, a mirror and a cupboard.

## SHOWER ROOM

7'0" x 5'5" (2.14m x 1.67m)

A tiled cubicle, a wash hand basin and wc. Some wall tiling and an electric towel rail.

## OUTSIDE

There is an enclosed courtyard area to the front of the property with a dedicated parking space by the pedestrian gate. To one side there is a further pedestrian gate which we are told can be used by the adjoining property. To the rear there is a fine, very well established garden being rectangular in shape and having some trees. Outbuildings include a boiler room, a conservatory, a store, a greenhouse and a garage with a further room behind. There is also a granite seat. The gated driveway has plenty of parking facilities as required.

## DIRECTIONS

From Redruth take the main road towards Helston into the village of Four Lanes. On your left is the square by the Victoria Inn and St Marys will be found adjoining the this.



## Road Map



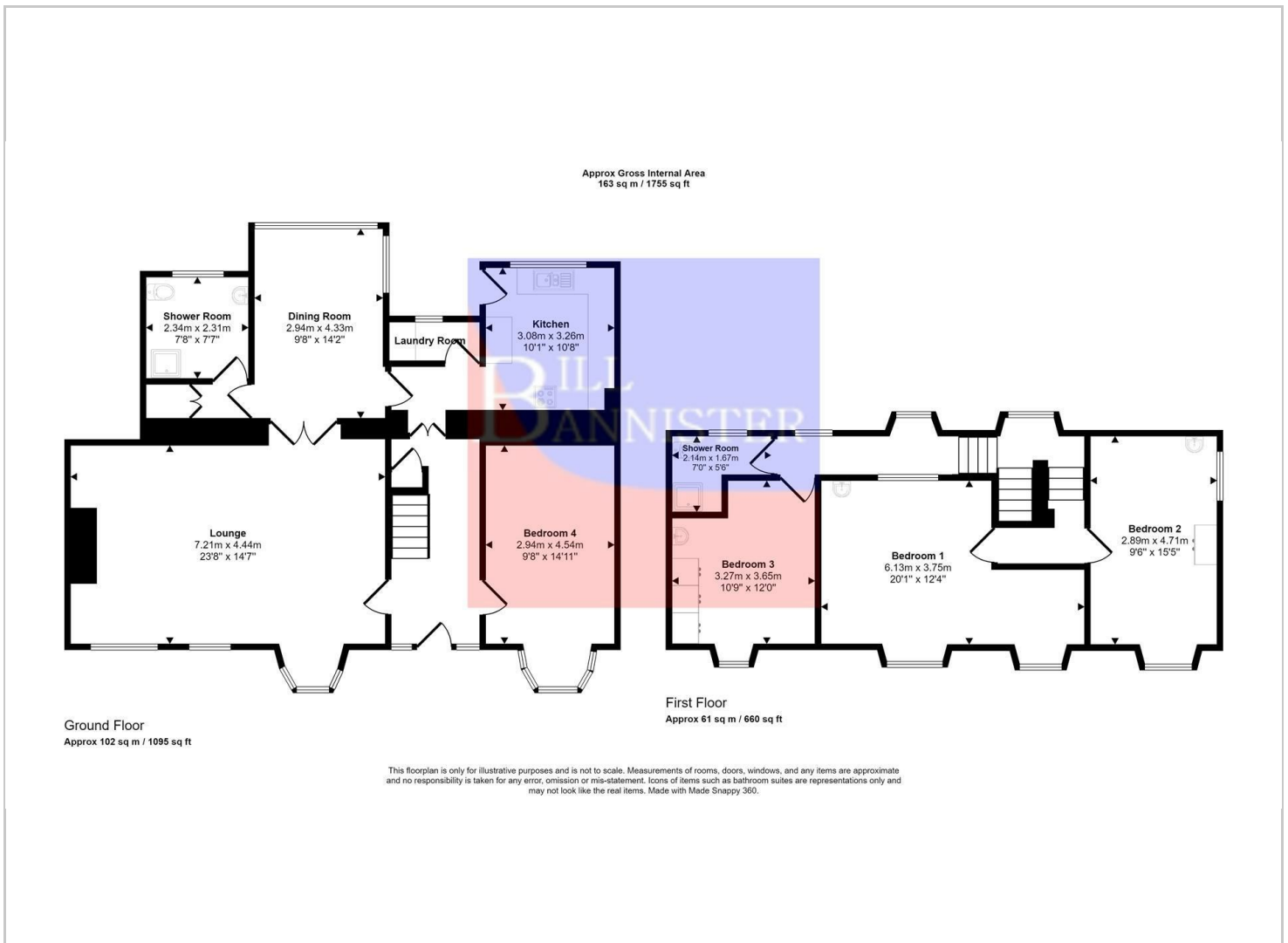
## Hybrid Map



## Terrain Map



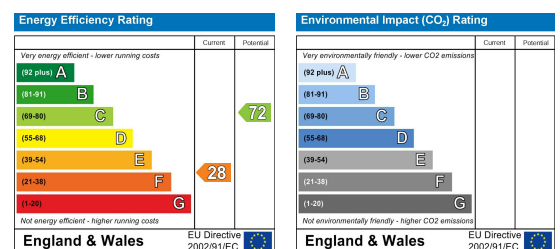
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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