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# BILL BANNISTER

Sales & Lettings



## 4 Lanner Moor

Lanner, Redruth, TR16 6HY

**£295,000**



Offered for sale with no onward chain, this beautifully presented character cottage benefits from family sized living accommodation. There are three bedrooms, master with en-suite, a lounge, kitchen/diner and a family shower room. The property is double glazed and this is complemented by electric night store heaters on the night tariff. Externally there are lovely enclosed gardens to both front and rear plus the bonus of parking facilities.





Over recent years this property been the subject of considerable updating and improvement and now offers character accommodation with up to date facilities. It also offers the benefit of no onward chain. An internal inspection will reveal that the lounge has a Karndean floor and there is a granite fire surround giving a focal point. The kitchen/diner is a pleasantly proportioned room and to the first floor there are three bedrooms, one with an open view and an en-suite facility to the main bedroom. The property is double glazed, has electric storage heaters on the night tariff and an electrical report was carried out on the 16th December 2020. The front and rear doors have been replaced and come with warranties and Fensa certificates. Externally there is a very pleasant front garden with a paviour pathway leading to parking facilities. The rear garden is particularly well enclosed and has a new wooden fence on the upper side. Lanner village offers shopping facilities, a garage/convenience store, a public house and bus services to Redruth and Falmouth. In our opinion, this is a truly traditional home worthy of inspection.

Front door leading to:

LOUNGE

16'4" x 12'3" (4.99m x 3.75m)

Focusing on a granite fire surround, open tread stairs to the first floor, an open joist ceiling and Karndean flooring. Night store heater.

KITCHEN/DINER

11'1" x 11'9" (3.40m x 3.59m)

Single drainer stainless steel sink unit plus a good array of working surfaces with storage facilities beneath, splash backs and complementary eye level cupboards. Space for white goods and a night store heater. Door to:

REAR HALL

With a double cupboard.

SHOWER ROOM

4'9" x 6'9" (1.45m x 2.07m)

Shower cubicle with an electric shower, enclosed wash hand basin and a wc. Shaver point, night store heater and tiled walls.

FIRST FLOOR

MASTER BEDROOM

10'2" x 11'6" (3.10m x 3.52m)

A lovely open view over fields and a night store heater.

EN-SUITE

4'9" x 11'2" (1.46m x 3.41m)

Panelled bath with a tiled surround, a screen and an electric shower. Enclosed wash hand basin and wc with further splash backs. Night store heater and an extractor fan.

BEDROOM 2

9'6" x 9'6" (2.91m x 2.92m)

Airing cupboard housing a hot water cylinder, night store heater and loft access.

BEDROOM 3

6'4" x 12'4" (1.95m x 3.77m)

OUTSIDE

Parking is provided to the front of the property and a gate leads to a very pleasant lawned garden with a paviour pathway leading to the front door. Immediately to the front of the property there is a patio with a sunny aspect. To the rear there is a patio with a store and steps to a grassed area bordering fields. The fence on the upper side has just been replaced.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth into the village of Lanner. At the bottom of the village just before the crossroads by The Coppice, the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity, electric night store heaters.

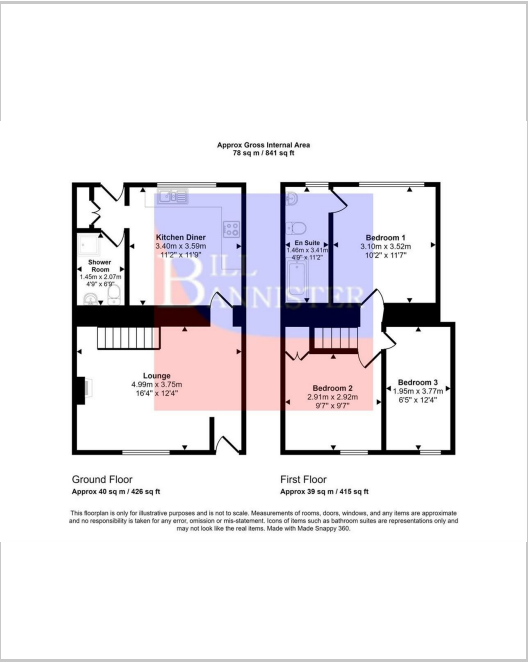
Broadband highest available download speeds - Standard 3 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three None, O2 Limited, Vodafone Limited (sourced from Ofcom).

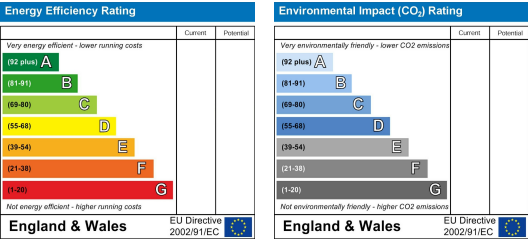
Area Map



Floor Plans



Energy Efficiency Graph



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