

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL
BANNISTER

Sales & Lettings



An Porth Blue Stone

Four Lanes, Redruth, TR16 6QU

£279,950



Situated in the popular village of Four Lanes, this substantial detached bungalow sits in beautiful well stocked gardens bordering open land to the rear. The property benefits from three bedrooms, a lounge, dining room/fourth bedroom, a kitchen, bathroom and rear porch. Externally, in addition to the lovely gardens there is parking for several vehicles and a garage with the bonus of an attached sun room.



An Porth is a substantial detached bungalow being non estate and set well back from the road in the popular village of Four Lanes. It has a long hallway, a lounge, kitchen and bathroom. There is the choice of three bedrooms plus an extra reception room/fourth bedroom. The property is double glazed and this is complemented by heating from a Parkray with a back boiler. The gardens are particularly worthy of note, being well tended for the last forty years and offering some lovely flower borders. There is also a garage with an adjoining sun room and plenty of parking. Four Lanes village offers shopping facilities with a sub post office, two pubs and a regular bus service serving Redruth and Helston.

ENTRANCE HALLWAY

L shaped with loft access and a deep airing cupboard with a hot water cylinder. Radiator.

LOUNGE

15'3" x 9'11" (4.66m x 3.03m)

Parkray solid fuel room heater plus a back boiler providing the hot water and radiators. This is flanked by an alcove with a built-in cupboard and shelving plus a pine clad chimney. Corner window with a dual aspect.

DINING ROOM/BEDROOM 4

11'10" x 9'11" (3.61m x 3.03m)

Shelved alcove and a display cabinet. Radiator.

BEDROOM 1

11'8" x 10'3" (3.58m x 3.14m)

With a radiator.

BEDROOM 2

11'10" x 9'10" (3.61m x 3.02m)

With a wardrobe and cupboards over. Radiator.

BEDROOM 3

12'4" x 7'1" (3.78m x 2.16m)

With a radiator.

KITCHEN

9'1" x 10'5" (2.78m x 3.18m)

Working surfaces with cupboards and drawers beneath, a single drainer stainless steel sink unit plus splash backs and space for white goods. Eye level cupboards and a radiator.

REAR PORCH

7'8" x 5'10" (2.35m x 1.78m)

Double glazed with a triple aspect and shelving.

BATHROOM

8'4" x 7'4" (2.56m x 2.26m)

Twin grip panelled bath with a mixer, shower, curtain and rail. Pedestal wash hand basin and a low level wc. Further louvre door cupboard. Radiator and a linen/store cupboard.

OUTSIDE

Double gates lead to a tarmac turning and parking area and then a GARAGE 3.19m x 6.17m (10'6 x 20'3) with an up and over door, a side pedestrian door and power connected. Attached to this is a SUN ROOM 1.92m x 3.01m (6'4 x 9'11) taking full advantage of the afternoon and evening sunshine with a pleasant open aspect over the garden and surrounding countryside. Outbuildings include a greenhouse and a SHED 2.13m x 1.52m (7' x 5') with power connected. The vendors have spent some forty years creating a very picturesque display and to the front there is a long rectangular well enclosed garden with borders and shrubbery etc. To the side of the drive is a further flower bed and a well enclosed rear lawn garden interspersed with borders and shrubbery etc and backing onto open land. Outside tap. We do feel that the gardens are an important and integral part of the property.

DIRECTIONS

From our office in Redruth take the main road towards Helston and proceed into the village of Four Lanes. Continue past Penventon Terrace on the right and the property will be found just after this identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

SERVICES

Mains drainage, mains water, mains electricity and Parkray solid fuel heating.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 71 Mbps (sourced from Ofcom).

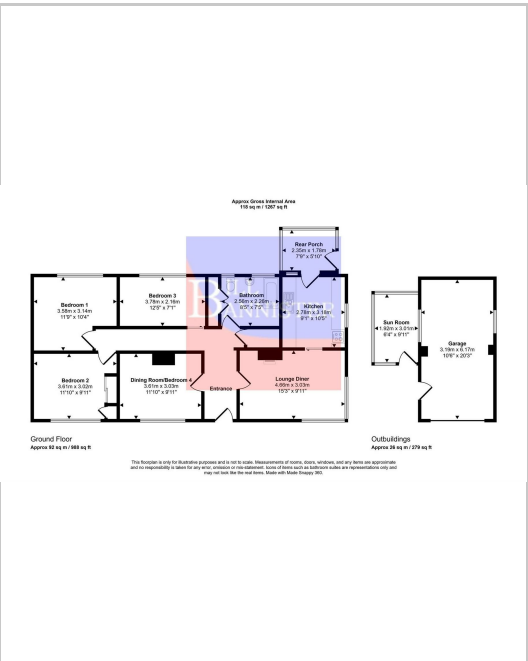
Mobile signal -

EE - Good indoor & outdoor, Three - Good indoor & outdoor Variable, O2 - Good indoor & outdoor, Vodafone - Good indoor & outdoor (sourced from Ofcom).

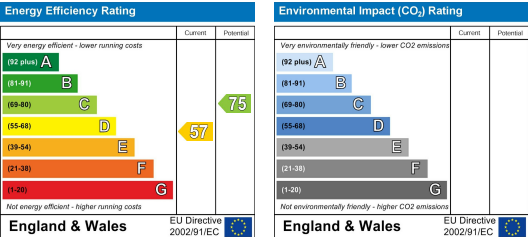
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.