



## 4 Pennance Terrace

Lanner, Redruth, TR16 5TP

**£295,000**



Situated in the popular village of Lanner, this terraced character cottage benefits from family sized living accommodation and is offered with no onward chain. There are three bedrooms, a lounge with a wood burner, a kitchen/diner, sun lounge and a first floor bathroom. The property is double glazed and this is complemented by electric heating. Externally there is a lovely well stocked front garden with views across the valley and the bonus of a garage.



Offered for sale with no onward chain, this property is located down a quiet road in the popular village of Lanner. The property is a three bedroomed terraced cottage with a lovely cosy feel to it. The lounge has a focal point wood burner with a painted granite surround and a door leading to the sun room, which in our opinion is a great addition taking in views across the valley. The kitchen offers ample storage with a range of cupboards and drawers including a shelved larder style cupboard. To the first floor there are three bedrooms with the third currently being used as an office. Two of the bedrooms are doubles and take advantage of the views across the valley. The bathroom has a tiled bath with a tiled surround, a mains shower head over and a glass screen. There is also the benefit of a shelved airing cupboard housing the hot water cylinder. Outside there is a good sized south facing front garden with a raised patio taking in views across the valley. Steps lead down to a lawned area with mature shrubs, a shed and a door leading into the garage. The garage has power connected and has plenty of room to park a vehicle. The property has electric heating and this is complemented by double glazing.

The village of Lanner offers a range of local amenities including a local shop, bakery, public houses, a popular fish and chip shop and a primary school. Lanner is a central location with Redruth being approximately two miles away, Falmouth nine miles and Truro ten miles. Redruth offers further local amenities with primary and secondary schools, supermarkets and a main line railway to London.

Obscure glazed door leading to:

**KITCHEN/DINER**

12'0" x 11'5" (3.66m x 3.49m)

A well appointed kitchen with a range of storage cupboards and drawers with two of the eye level cupboards being glass fronted and the addition of a wine rack. Space for white goods and a cooker hood. Space and plumbing for a washing machine. Stainless steel sink and drainer. Built-in shelved larder style cupboard. Tiled splash back. Recessed lights. Two double glazed windows. Door leading to:

**LOUNGE**

14'9" x 12'2" (4.50m x 3.71m)

The lounge has a lovely cottage feel with a focal point wood burner with a painted granite surround and a display niche. To the side is a built-in shelved storage cupboard and there is a further coat and shoe storage cupboard. Stairs leading to the first floor. Night storage heater. Double glazed window. Door leading to:

**SUN ROOM**

9'7" x 7'8" (2.94m x 2.34m)

This is a great addition taking in views over the garden and the valley of Lanner. There is a wall mounted electric heater and a Velux window. A door leads to the rear garden.

**FIRST FLOOR**

**LANDING**

Loft access. Doors leading to:

**BEDROOM 1**

7'3" x 11'11" (2.23m x 3.64m)

A double room with a further loft hatch, a wall mounted electric heater and a double glazed window with views across the valley.

**BEDROOM 2**

9'1" x 9'0" (2.79m x 2.76m)

With a shelved storage cupboard, night storage heater and a double glazed window with a view.

**BEDROOM 3**

6'9" x 11'6" (2.07m x 3.52m)

Currently being used as an office with built-in wardrobes having a hanging rail and shelf. Wall mounted electric heater. Double glazed window with a view over fields.

**BATHROOM**

6'1" x 11'7" (1.87m x 3.55m)

Hot and cold bath with a tiled surround and a mains shower over with a glass screen. Circular glass sink with a wall mounted mirror above. Low level WC. Towel radiator. Shelved airing cupboard housing the hot water cylinder. Tiled walls and floor. Obscure double glazed window.

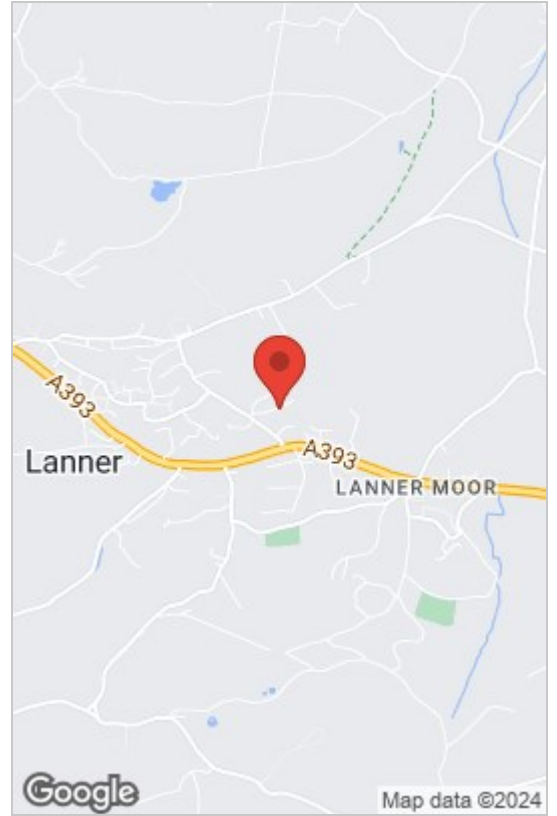
**OUTSIDE**

To the front of the property is a good sized south facing well enclosed garden. Leading out from the conservatory is a raised patio taking in views across the valley. Steps lead down to a lawned area with a palm tree and mature shrubs to either side, with a path leading down to a wooden archway. Through the arch there is a further raised lawned area with mature shrubs and a shed. A side path leads down to the GARAGE 4.54m x 6.11m (14'11" x 20'1") which has power connected and an electric up and over door. To the rear of the property there is a shared path with the neighbour leading to an access gate to the garden.

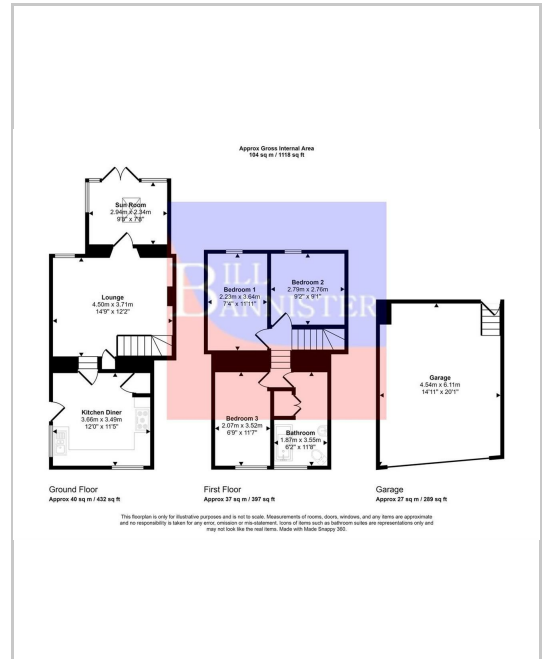
**DIRECTIONS**

From our office in Redruth take the main road towards Falmouth into Lanner Village. Turn left by the bakery into Pennance Lane and continue up the hill where Pennance Terrace will be found on the right hand side. Initially it may be best to park in Pennance Lane and walk to the property. Number 4 is located on the right hand side.

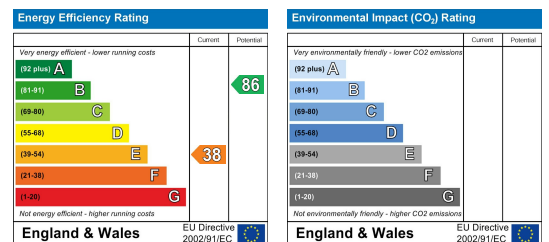
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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