

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## Colraine Lanner Green

Lanner, Redruth, TR16 6DF

**£299,950**



Offered for sale with no onward chain, this detached bungalow is situated in the ever popular village of Lanner and benefits from two bedrooms, a lounge, kitchen/diner, a front porch/conservatory, a family bathroom and a separate wc. The property is double glazed and this is complemented by oil fired heating. Externally there are lovely well stocked gardens with the bonus of a double garage and parking facilities.



We are delighted to present quite an opportunity to acquire this bungalow which is sited in a quiet area of this popular village location and occupying a considerably sized plot. Built in 1989 and offered with no onward chain, internally the property is particularly light and airy, hence a new owner will certainly have a feeling of being in a spacious environment. A t-shaped hallway leads to a dual aspect lounge/living room with a stand out fireplace and surround. There are two bedrooms complemented by a fully tiled separate WC with wash hand basin along with a family bathroom with both a bath and a standalone shower cubicle, again fully tiled. A generous sized kitchen/diner emphasises the light and airy nature of this bungalow. It is also worth noting that a new oil fired boiler was fitted in July 2025. Externally, there is much opportunity given the aforementioned plot size. A double garage with workshop space and additional storage above complement a generous driveway with parking for multiple vehicles. There are very pleasant front and rear gardens which in effect wrap around the bungalow. Furthermore, subject to the appropriate planning consent, there may be opportunities to extend the property. In terms of location, Lanner village offers public transport connections, a convenience store, a fish and chip shop and a bakery plus a garage with shopping facilities. Lanner is always considered a popular location and there is a well thought of primary school. Further afield, Redruth town centre is within two miles or so, the centres of both Falmouth and Truro can be reached in around twenty minutes by car.

Upvc front door with an obscure double glazed panel and full height obscure double glazed side panel leads to:

**T SHAPED HALLWAY**

Radiator and loft access hatch. Door to a full height storage cupboard housing a Warm Flow oil fired boiler. Door to:

**WC**

Fully tiled with a low level, wash hand basin and a radiator. Upvc obscure double glazed window to the side aspect.

**LOUNGE**

11'8" x 15'7" (3.57m x 4.75m)

A dual aspect room with a upvc double glazed window overlooking the front garden and aspect with a radiator below. Upvc double glazed window overlooking the side patio area and aspect with a radiator under. Electric coal effect fire set in a fireplace and hearth with adjoining space and shelf area for a tv with recesses either side.

**KITCHEN/DINER**

11'7" x 13'0" (3.54m x 3.97m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Built-in Hotpoint electric hob with an Electrolux extractor hood over and a built-in Electrolux oven and grill below. Stainless steel single sink and drainer below a upvc double glazed window overlooking the front garden and aspect. Micromark extractor, space and plumbing for a washing machine and space for a fridge/freezer. Radiator and a upvc door with obscure double glazed panel leading to the side pathway. Storage recess and a wood panelled decorative ceiling.

**BEDROOM 1**

11'7" x 13'4" (3.55m x 4.07m)

Upvc double glazed window to the side aspect with a radiator below. Built-in wardrobe with shelved storage.

**BEDROOM 2**

11'6" x 8'11" (3.52m x 2.74m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator below.

**FAMILY BATHROOM**

8'3" x 7'6" (2.52m x 2.30m)

Fully tiled with a wash hand basin having a mirror, pull cord light and shaver point over. Bath and separate shower cubicle with a thermostatic shower. Upvc obscure double glazed window to the side aspect. Mirrored medicine cabinet.

**OUTSIDE**

To the front a gate opens to a pathway dividing two laid to lawn areas which feature some mature bushes. A pathway wraps around the whole of the property and leads to a FRONT CONSERVATORY 1.95m x 3.70m (6'5 x 12'2). There is a raised planting area and to the side an oil tank can be found with a garden shed. The rear garden is mainly laid to lawn with defined pathways leading to the double garage. A driveway provides parking for multiple vehicles and leads to a DOUBLE GARAGE/WORKSHOP 5.20m x 6.28m (17'1 x 20'7) with an electric roller door and a manual up and over door, a pedestrian door, dual aspect with upvc windows overlooking the rear garden and side aspect. The garage ceiling is fully boarded offering additional storage. Adjacent to the rear of the garage there are double iron gates leading to the rear garden.

**DIRECTIONS**

From our office in Redruth take the main road towards Falmouth, passing through South Downs and over the brow of the hill towards Lanner Village. Proceed down the hill taking the second turning right into Lannarth Glas, bear right and the property will be found at the end on the left hand side, where the double garage is located.

**AGENTS NOTE**

TENURE: Freehold..

COUNCIL TAX BAND: C.

**SERVICES**

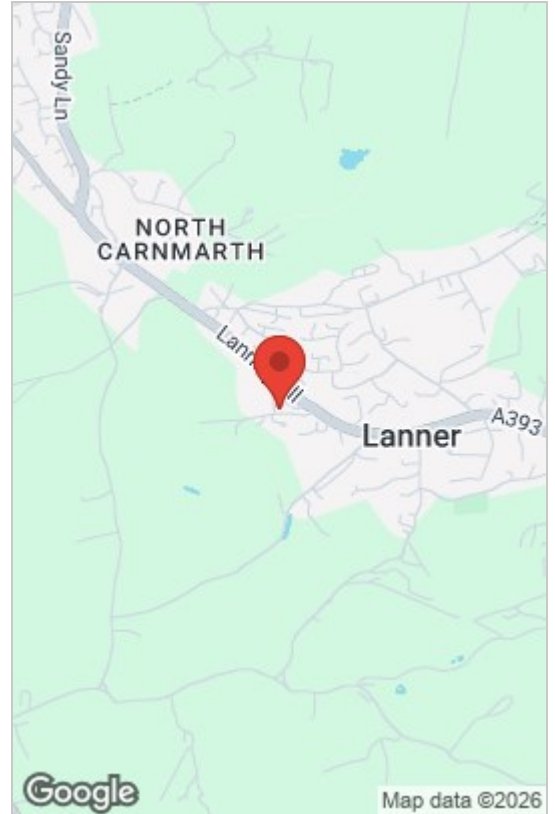
Mains drainage, mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 3 Mbps, Superfast 56 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

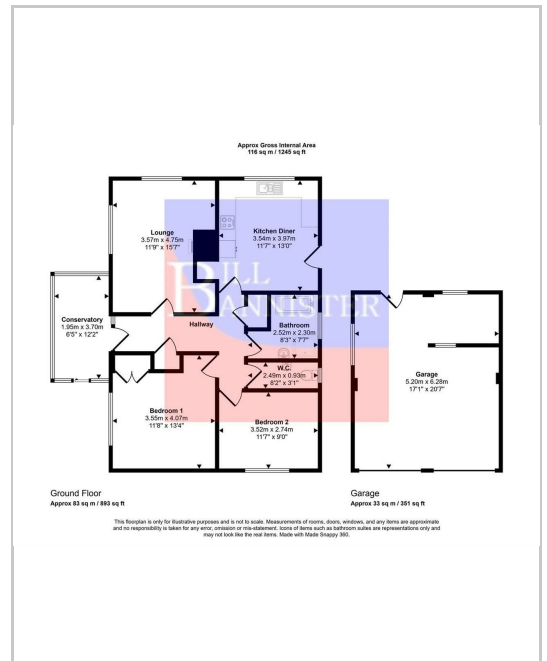
**Mobile signal -**

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

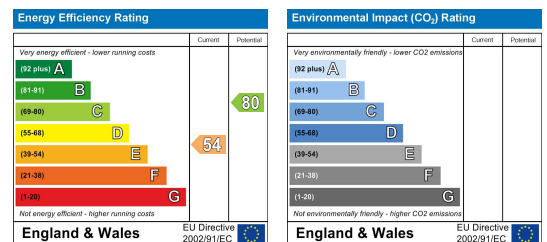
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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