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# BILL BANNISTER

Sales & Lettings



## 54 Green Lane

Redruth, TR15 1LH

**£199,950**



This traditional cottage is situated in a convenient location close to the town centre and is offered with no onward chain. The property benefits from two bedrooms, a lounge with a multi fuel burner, a separate dining room, a galley style kitchen and a family bathroom. It is double glazed and this is complemented by gas fired heating. Externally there is an enclosed lawned front garden with a patio area and a useful garden shed.





Offered with no onward chain, we are delighted to give you the opportunity to own this characteristic and cosy double fronted two bedroomed Cornish cottage, situated in a very convenient location, close to Redruth town centre and which would make an ideal first purchase. Built in c. 1840, the property features very good sized accommodation with traditional open joist ceilings and vaulted ceilings. There are two reception rooms, the first of which has a raised multi fuel burner on a slate hearth. The second reception room would serve as a kitchen/diner given the current position of the gas supply. Thereafter, access is gained to the existing kitchen area which has a Velux skylight. From here, steps lead up to the very bright and airy family bathroom, courtesy of a further two Velux skylights. The bathroom has a fabulous freestanding bath with Regent traditional chrome mixer tap. Furthermore, there is the bonus of a separate shower cubicle. To the first floor, there are two very good sized bedrooms with traditional wooden flooring and each with their own characteristic original fireplaces set on tiled hearths. One of the bedrooms also comes with a built-in wardrobe. Externally, the property is accessed via a gate from the pedestrian pathway and has a cobbled pathway down to the entrance. The front garden is very manageable, primarily laid to lawn with a patio area in front of a brick based garden shed. In terms of location, Green Lane gives very good pedestrian access to Redruth town centre which is within a five minute walk and where you will find a variety of chain and independent retail stores, cafes, pubs and a cinema/live music venue. There is a mainline railway station that includes direct services to London (Paddington) along with bus services. Furthermore, there is a major supermarket within a half mile and the A30 trunk road is within one mile. Further afield, Tehidy Country Park, the largest area of woodland in West Cornwall, is around fifteen minutes by car as is Tehidy Park Golf Club. In the same area, you will find the coastal village of Portreath, with its beach and access to the South West Coastal Path.

Covered porchway leads to a wooden front door with two clear glazed top panels. Front door leads to:

HALLWAY

Stairs to the first floor and door to:

RECEPTION 1/LOUNGE

10'7" x 13'7" (3.23m x 4.15m)

Upvc double glazed casement window overlooking the front garden and front aspect. Multi fuel burner set in a traditional fireplace on a raised slate hearth. Open joist ceiling and a radiator.

RECEPTION 2/DINING ROOM

10'7" x 13'5" (3.25m x 4.10m)

Upvc double glazed casement window with a deep sill/window seat overlooking the front garden and aspect. Open joist ceiling and space for a gas range cooker with a Rangemaster extractor hood over. Radiator and a door opening to an understairs storage cupboard. Open access to:

GALLEY STYLE KITCHEN

7'11" x 7'7" (2.42m x 2.32m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Composite sink and drainer below a upvc double glazed casement window with a deep sill overlooking the front garden and aspect. Space and plumbing for a washing machine. Radiator and a Baxi boiler. Velux skylight and space for a tall fridge/freezer. Steps up to:

FAMILY BATHROOM

7'7" x 12'6" (2.32m x 3.82m)

Low level wc below a upvc obscure double glazed casement window to the front aspect. Retro radiator and an Airvent extractor. Free standing bath with a chrome shower mixer tap and a tiled splash back. Wash hand basin with a tiled splash back, mirror and a pull cord light with shaver adapter over. Separate single shower cubicle with a thermostatic shower. Two Velux skylights.

FIRST FLOOR

QUARTER LANDING

BEDROOM 1

12'4" x 13'8" (3.77m x 4.19m)

Traditional wooden flooring and a upvc casement glazed window overlooking the front garden and aspect. Traditional fireplace set in a wooden surround with a tiled hearth. Radiator and a built-in storage cupboard above. Loft access hatch.

BEDROOM 2

10'6" x 13'7" (3.22m x 4.16m)

Upvc casement glazed window overlooking the front garden and aspect. Traditional wooden floor. Traditional fireplace in a wooden surround set on a tiled hearth. Built-in wardrobe with hanging space and shelved storage. Radiator.

OUTSIDE

To the front a gate from a pedestrian pathway opens to a cobbled pathway leading to the recessed porch. There is a raised planting area and a laid to lawn area with a traditional walled border. A pathway leads to a patio area with a timber shed on a brick base.

DIRECTIONS

From our office in Redruth proceed along Chapel Street and turn right into Nettles Hill. At the junction turn left into Green Lane and proceed along here where the property will be found on the right hand side opposite the turning to Claremont Road.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity, mains gas heating and a woodburner.

Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

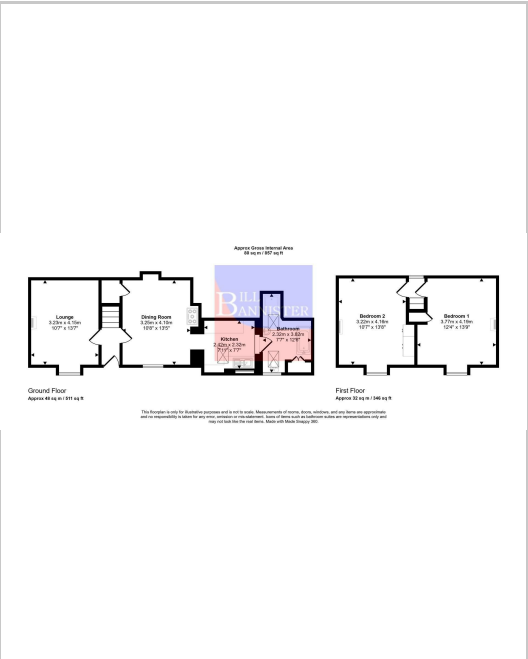
Mobile signal -

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

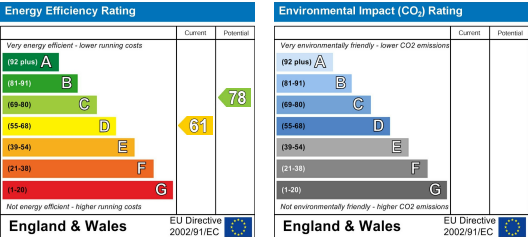
Area Map



Floor Plans



Energy Efficiency Graph



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