



## Tresavean House, Lanner, Redruth, TR16 6JH

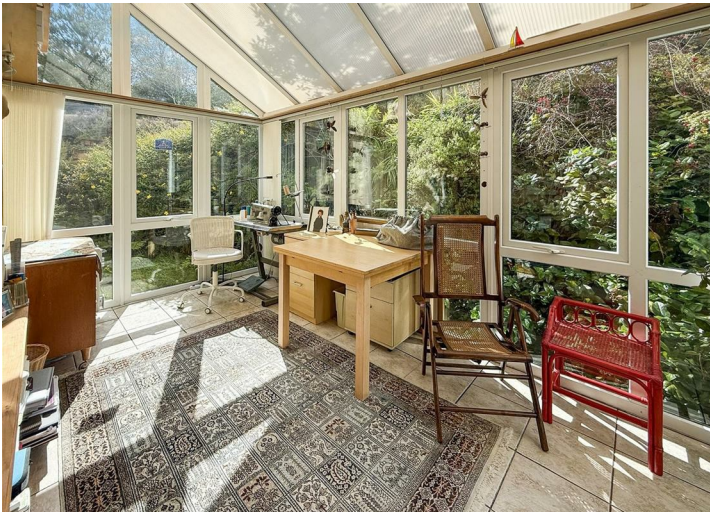
Guide Price £450,000

Located within a semi-rural location and accessed via an unmade lane, is this charming 3 bedroom former mine captains house, set within grounds of approximately 1 acre. 'Tresavean House' is situated just outside the village of Lanner, occupying an elevated position with far reaching views over the surrounding countryside. This spacious period home is well presented throughout, comprising on the ground floor: 'farmhouse' style kitchen with oil fired AGA, 35' reception room with inglenook fireplace and wood burning stove, conservatory, ground floor shower room and cloakroom/pantry. On the first floor are 3 bedrooms (principal en-suite). The gardens and grounds of 'Tresavean House' are a particular feature, a large gravel driveway provides plenty of off-road parking, with 2 timber workshops and a garden store. The mature gardens extend to all 4 sides of the house, combining secluded areas of lawn sheltered with mature planting and a nature pond, together with a raised area of meadow to both south and west elevations. Offered for sale with no onward chain.

### Key Features

- Detached 3 bedroom former mine captains house (principal en-suite)
- Large sociable kitchen with AGA
- Large parking area and timber outbuildings
- 'Off the beaten track', accessed off an unmade lane
- Set in grounds approaching 1 acre
- 35' Reception room with wood burning stove
- Solar panels (owned outright)
- EPC rating D







## THE LOCATION

Lanner village provides a welcoming community with essential amenities including a convenience store, two pubs, a fish and chip shop, a bakery, churches, a school, a village hall and doctors surgery, all supported by a regular bus service and proximity to the Redruth train station. Its strategic location offers easy access to major routes such as the A30 and A39, with both the harbour town of Falmouth and the city of Truro less than 10 miles distant.

## THE ACCOMMODATION COMPRISES

Double glazed composite stable front door opening into the:-

### KITCHEN

A wonderful farmhouse-style kitchen and the ideal space to entertain friends and family. Offering a fantastic range of storage and food preparation space, with eye and waist level units incorporating open shelving, and worktop extending around the room. A wonderful feature and focal point is the large, oil fired AGA, with tiled surround, comprising four ovens, two hot plates and a griddle. Inset ceramic one and a half bowl sink/drain unit with mixer tap, cupboards housing washing machine and dishwasher, cupboard housing oil fired boiler. Space for large American-style fridge/freezer. Window seats with storage under. Part-panelled walls, ceiling light, pendant lighting, bamboo flooring, two double glazed windows to front and rear aspects. Loft hatch to boarded loft space providing storage, with ladder. Positive ventilation system, recessed spotlights. Space for a large central dining table and chairs. A stable door opens into the:-

### LIVING/DINING ROOM

A generously proportioned and versatile reception room measuring over 35' in length, with a central timber staircase rising to the first floor. The main seating area offers an inglenook fireplace housing a cast iron wood burning stove set on a slate hearth, with oak mantel above. uPVC double glazed windows overlooking the front garden. The middle of the room provides the ideal space for a dining table. Further uPVC window overlooking the rear garden. Additional comfortable seating area to the far end of the room, with uPVC double glazed French doors to the side garden. uPVC double glazed window to the front aspect. Beamed ceiling, television, telephone and broadband points. Two radiators. Double glazed door to conservatory, timber door to cloakroom/pantry.

### CONSERVATORY

To the rear of the property and westerly-facing, with double glazed windows to the rear aspect and French doors leading out to a granite chipped seating area. Mono-pitch Perspex roof, power and light.

### CLOAKROOM/PANTRY

Coat rails, cupboard space and shelving. Cupboard housing electric meter. Door to the:-

### SHOWER ROOM

A modern shower room with walk-in boiler-fed twin head shower, vanity unit housing wash hand basin with mixer tap, and concealed cistern dual flush WC. Fully tiled walls, tiled flooring, two double glazed windows to front aspect. Recessed ceiling lights, extractor fan, illuminated mirror, underfloor heating.

## FIRST FLOOR

### LANDING

uPVC double glazed window to rear aspect, recessed ceiling lights, storage cupboard.

### BEDROOM ONE

A delightful dual aspect light and bright bedroom with double glazed windows overlooking the front and side gardens. Part-exposed white washed wall, ceiling light, radiator. Door to the:-

### EN-SUITE SHOWER ROOM

Walk-in shower cubicle with boiler-fed shower and tiled surround, concealed cistern dual flush WC, wash hand basin with tiled splashback and cupboard under. Storage cupboards with hanging rail and shelving. Radiator, extractor fan, ceiling light.

### BEDROOM TWO

A spacious double bedroom with double glazed window overlooking the front garden and driveway. Part-exposed white washed walls, built-in wardrobes, shelving and drawers, built-in dressing table with shelving. Ceiling light, radiator.

### BEDROOM THREE

Currently being used as an occasional bedroom with uPVC double glazed window to front aspect, vanity unit housing wash hand basin with twin hot/cold taps, concealed cistern WC. Ceiling light, radiator.

## THE EXTERIOR

'Tresavean House' is approached via a steep unmade lane. A large driveway parking area provides space for a large number of vehicles. Adjacent to the driveway is a number of timber outbuildings including two workshops, garden store and two greenhouses. The grounds extend to just under one acre in total, with gardens to the front, side and rear.

### TO THE FRONT

Mainly laid to lawn, bordered with a large number of mature shrubs and trees. Extending to the right hand side of the cottage, where there is a timber pergola and raised pond.

### TO THE REAR

A stone chipped seating area accessed from the conservatory, with granite steps leading up to the large raised rear garden, bordered by Cornish hedging with a large number of trees including fruit trees and former chicken run, as well as a timber garden shed. The raised gardens/meadow extend around to the south side of the property, with further mature shrubs and trees, as well as pedestrian access up to the lane above.

### AGENT'S NOTE

Prospective purchasers should be made aware that the property is accessed via a steep unmade lane and is therefore unsuitable for some vehicles (a 4x4 is recommended).

## GENERAL INFORMATION

### SERVICES

Private drainage, mains water and electricity. Telephone







points (subject to supplier's regulations). Oil fired central heating. Solar panels (owned outright) providing electricity with a feed-in tariff.

## COUNCIL TAX

Band D - Cornwall Council.

## TENURE

Freehold.

## VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

## DIRECTIONAL NOTE

Traveling on the A393 from Falmouth to Lanner, on passing Burncoose Nurseries and The Coach House on the left hand side, take the next left. Follow this lane for approximately 1 mile, passing Badger Hill Farm on the left hand side and taking the first turning on your right down an unmade lane. Follow the lane for approximately 150 yards and as the lane divides, take the left hand fork. Continue down the lane passing a detached property on the right and a terrace of cottages on the left, and after a further two hundred meters (opposite a detached garage) the property will be found on the right hand side, down a steep unmade track. (Those not in a 4x4 are advised to park on the top track past the garage on the right hand side).











# Floor Plan

