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**Bears Terrace,
Lanner, Redruth**

**£255,000
Freehold**





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Property Introduction

Centrally located within the village and offered for sale with no onward chain, this is an exciting opportunity to purchase a character cottage with a contemporary twist.

Ideal as a first home, the front door opens into the lounge which features a floor-to-ceiling granite lintel fireplace housing a wood burning stove, there is an attractive remodelled kitchen/diner which is light and airy and features 'Velux' roof lights and French doors opening to the rear garden. Adding to the contemporary theme, there is a re-fitted bathroom on the ground floor and on the first floor, there are two double size bedrooms.

To the outside, parking is available to the front and a mature garden with a variety of shrubs screens the cottage from view. The rear garden is private, well stocked and offers scope for the keen gardener to develop further.

In summary, a rare opportunity to purchase a lovely home in a popular location and viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

Conveniently located within the village and within a short commute to Truro and Falmouth, there is a convenience store and choice of Public Houses (both of which offer quality dining) within a short distance.

The village also benefits from schooling for younger children and the major town of Redruth, which is within two and a half miles, has a locally respected secondary school. The town of Redruth offers a range of both local and national shopping outlets and there is a mainline Railway Station which connects with London Paddington and the north of England.

Falmouth on the south coast, which is Cornwall's university town, will be found within eight miles and Truro, the administrative and cultural centre of Cornwall, is within eleven miles whilst Portreath on the north coast is within eight miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

LOUNGE 16' 7" x 12' 7" (5.05m x 3.83m) maximum measurements into recesses

uPVC double glazed window to the front incorporating working shutters. Focusing on a floor-to-ceiling granite lintel fireplace housing a semi-recessed wood burning stove set on a slate hearth. Open beam ceiling and stairs to first floor. Archway through to:-

KITCHEN/DINER 11' 11" x 9' 8" (3.63m x 2.94m)

uPVC double glazed French doors opening onto the rear garden and two double glazed 'Velux' skylights. A bright and airy room which has been remodelled with a range of eye level and base units having adjoining solid wood working surfaces with an inset one and a half bowl single drainer sink unit with mixer tap. Built-in 'Bosch' oven with ceramic hob and stainless steel hood over and quarry tiled flooring. Vertical panel pine door opening to:-

BATHROOM

uPVC double glazed window to the rear and double glazed 'Velux' skylights. Continuing in the contemporary and airy theme, the bathroom has been remodelled with a vanity wash hand basin, hidden cistern WC and panelled bath with rain head shower over. Towel radiator, extensive ceramic tiling to walls and ceramic tiled floor.

Returning to lounge, stairs to:-

FIRST FLOOR LANDING

A central landing with vertical panel doors opening off to:-

BEDROOM ONE 12' 7" x 9' 6" (3.83m x 2.89m)

uPVC double glazed window to the front and access to loft space.

BEDROOM TWO 10' 0" x 9' 9" (3.05m x 2.97m)

uPVC double glazed window to the front. Featuring recessed displaced niches and incorporating a six-door wardrobe with drawer unit and storage.

OUTSIDE FRONT

Parking is available for two vehicles on a hardstanding and there is a useful timber storage shed. A gate opens onto the remainder of the garden which is well stocked with mature shrubs and ground cover plants and screens the front of the property from view from the main road. External water supply and external electric supply.

REAR

OUTSIDE UTILITY 9' 9" x 4' 9" (2.97m x 1.45m)

uPVC double glazed door and fitted with a base unit with white single drainer sink unit with mixer tap and having space and plumbing for an automatic washing machine. Towel radiator and space for further appliances.

GARDEN

The rear garden is enclosed and offers a high level of privacy, it is attractively laid out with a gravelled area leading out from the kitchen/diner and onto a largely lawned garden with mature shrubs and ground covered plants. Further along the garden, there is a patio ideal for sitting out on summer evenings and a timber storage shed. Beyond the timber storage shed, there is a further garden area which is largely undeveloped and would be of interest to keen gardeners.

SERVICES

Mains water (metered), mains electricity and mains drainage.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'.

DIRECTIONS

From Redruth Railway Station, proceed down the hill turning left at the first set of traffic lights and continue through the next set of traffic lights heading towards Falmouth. On dropping down into the village of Lanner, continue past the square and just prior to a petrol station and convenience store on the right, the property will be identified on the left-hand side by a 'For Sale' board. If using What3words: punchy.trace.magnitude

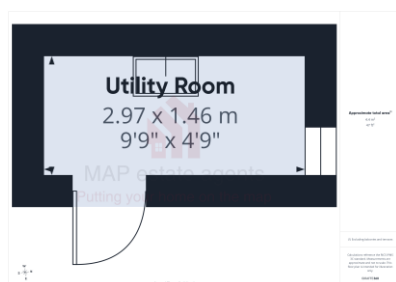
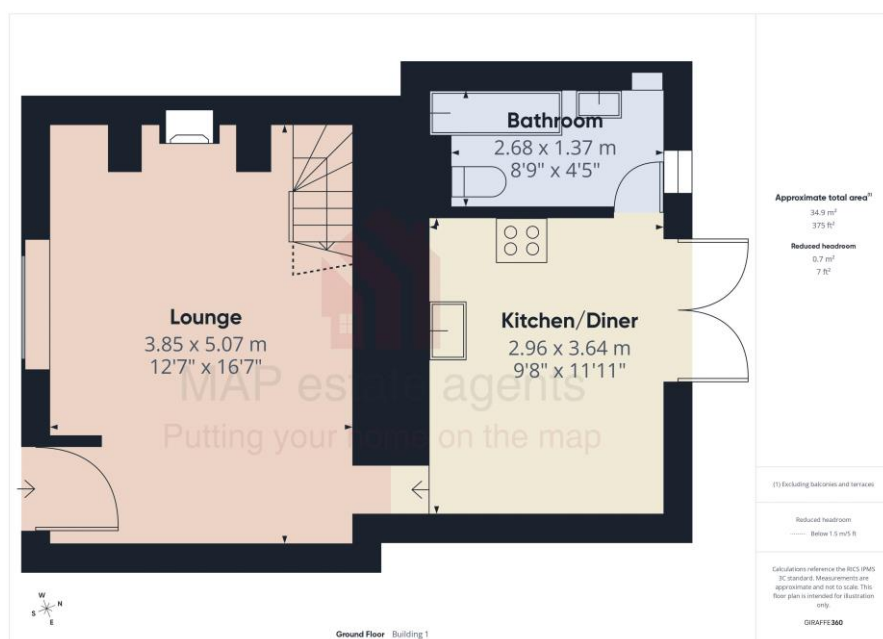


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	21 F	
1-20	G		



MAP's top reasons to view this home

- Character mid-terraced cottage
- Two double size bedrooms
- Lounge with floor-to-ceiling granite fireplace
- Remodelled kitchen/diner
- Contemporary style bathroom
- Garden and parking to the front
- Generous enclosed rear garden
- Utility/store to the rear
- Central village location
- Chain-free sale



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