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**Pennance Lane,
Lanner, Redruth**

**£230,000
Freehold**





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Property Introduction

This presents as a rare opportunity to purchase a detached character cottage, tucked away from passing traffic and offered for sale with no onward chain. There is potential to create a warm and inviting home with an attractive garden to the front.

At present there are two double size bedrooms with an en-suite on the first floor, the ground floor benefits from a lounge with a granite lintel floor to ceiling fireplace and there is a kitchen/dining room which focuses on an oil fired Rayburn. To the front of the cottage are two interconnecting conservatories which overlook the garden. It should be noted that at present there is no parking at the property, however there is the potential to create this to the side of the cottage.

Whilst work is required, this has been reflected in the asking price and we would strongly recommend viewing our interactive virtual tour prior to arranging a closer inspection.

Location

The cottage is accessed via an unmade lane off Pennance Lane and at present parking is only available in the lane. The cottage is situated within a short distance of the centre of the village where one will find a late night convenience store, fish and chip shop and choice of Public Houses, schooling is also available within the village for younger children. The major town of Redruth is within a mile and a half and here one will find both local and national shopping outlets, a mainline railway station with links to London Paddington and the north of England and the main A30 trunk road runs to the north of the town.

The university town of Falmouth on the south coast is some nine miles distant and Truro, the county town of Cornwall, offers a wide range of shops and restaurants and is within ten miles. The north coast village of Portreath with its sandy beach and active harbour will be found within six and a half miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

CONSERVATORY 13' 0" x 8' 11" (3.96m x 2.72m)

Two uPVC double glazed windows to the front and with uPVC double glazed French doors opening to the front garden. uPVC double glazed door connecting through to the second conservatory and lounge. One wall with exposed stone, dwarf walling and ceramic tiled floor.

LOUNGE 14' 11" x 11' 10" (4.54m x 3.60m)

Single glazed window to conservatory. Focusing on a floor to ceiling granite lintel fireplace housing a wood burning stove (not tested) and with a beamed ceiling. Night storage heater. Stable door through to:-

KITCHEN/DINER 15' 7" x 11' 9" (4.75m x 3.58m) maximum measurements

uPVC double glazed door and window to second conservatory. Stairs to first floor. Fitted with a range of eye level and base wood faced units having adjoining roll top edge working surfaces and incorporating a porcelain one and a half bowl sink unit with mixer tap. Focusing on a 'Rayburn' oil fired cooker with back boiler and slate tiled floor.

SECOND CONSERVATORY 11' 10" x 9' 0" (3.60m x 2.74m) plus recess

uPVC double glazed windows to front and side and uPVC double glazed French doors opening to the front. Recessed stainless steel single drainer sink unit, ceramic tiled floor and exposed stone to one wall. Recess with plumbing for an automatic washing machine. Door to:-

WC

uPVC double glazed window to the side. Close coupled WC and ceramic tiled floor.

FIRST FLOOR

BEDROOM ONE 12' 7" x 11' 9" (3.83m x 3.58m) maximum measurements

Two uPVC double glazed windows to the front, painted exposed wood flooring and storage heater. Doors open off to en-suite and bedroom two.

EN-SUITE

uPVC double glazed window to the front. Focusing on an oversize shower tray with 'Mira' electric shower over, close coupled WC and pedestal wash hand basin. Extensive ceramic tiling to walls and recessed airing cupboard with copper cylinder and immersion heater.

BEDROOM TWO 12' 7" x 12' 4" (3.83m x 3.76m)

uPVC double glazed window to the front. Exposed and painted wood floor. Storage heater.

OUTSIDE FRONT

To the front the property benefits from an enclosed, private garden with mature hedging and shrubs, there is an attractive raised patio ideal for outside entertaining set to one side and to the rear of the garden there is a timber shed (9'6" x 9'6"). Set to one side is a former kennels and attached to this is a garage which has restricted access and is in need of modernisation. Attached to the side of the cottage there is a store.

SERVICES

Please be advised the property benefits from mains electricity and mains water and drainage is via a private septic tank.

AGENT'S NOTE

The property is band 'D' for Council Tax.

DIRECTIONS

From Redruth take the road towards Falmouth and after passing over the top of Lanner Hill take the first turning on the left into Pennance Road, take the turning on the right into Pennance Road and where the road narrows there is a lane on the right hand side which leads to the rear of the cottage. As previously stated parking is not available with the cottage and it is advisable to drive past the entrance, parking in the wider part of Pennance Lane. If using What3words:- intervene.civil.debater

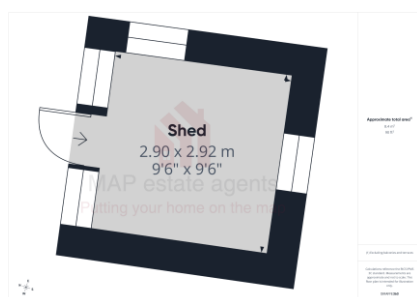
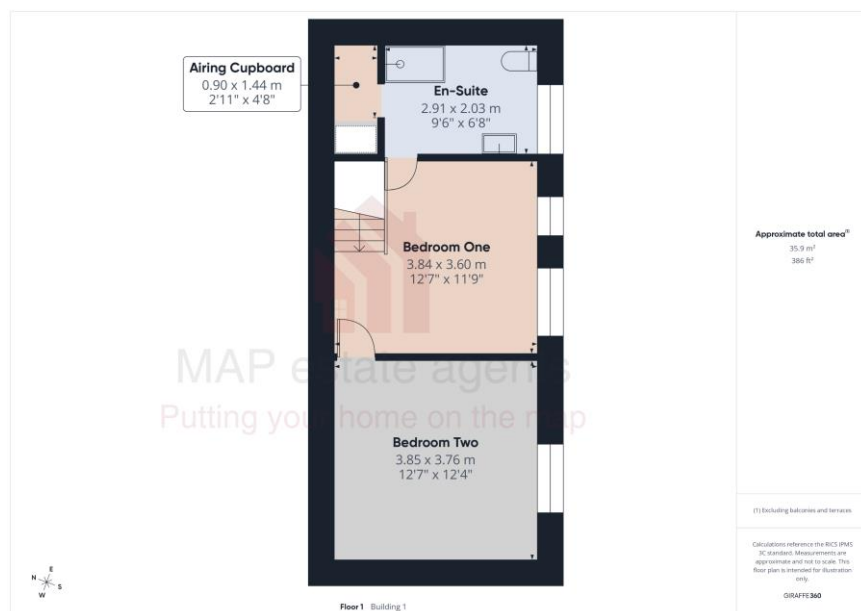
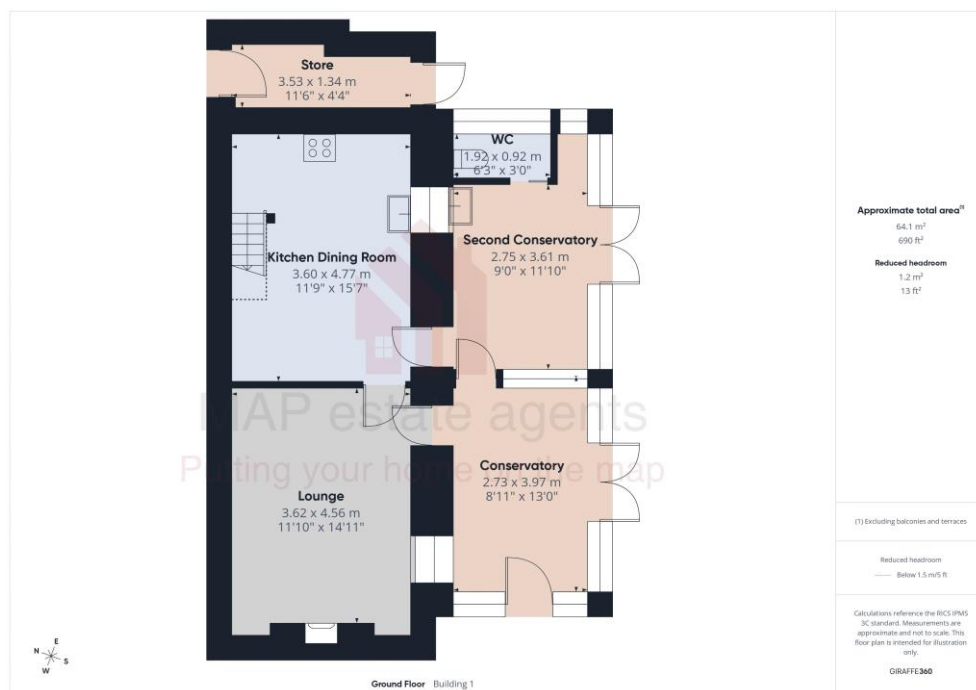


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Detached stone fronted cottage
- Set down a lane in quiet location
- Two double size bedrooms
- Lounge with wood burner
- Kitchen diner with oil fired Rayburn
- First floor shower room
- Conservatory
- Second conservatory with utility space
- Gardens, garage and former kennels
- Chain free sale



sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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