



## Four Lanes

**A delightful rural, terraced home  
Attractive double fronted stone elevations  
Superb views across open fields to the horizon  
Stylishly decorated and presented throughout  
Full of character features and charm  
Double glazed sash style windows and conservatory porch  
Oil central heating, feature Victorian fireplace  
Two spacious reception rooms, fabulous new kitchen  
Three double bedrooms, study, luxurious bathroom  
West facing front garden and patio, enclosed rear gardens**

**Guide £325,000** Freehold

**ENERGY PERFORMANCE RATING BAND E**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7303



A great opportunity to own this delightful, late Victorian three bedroom home which is set in an enviable and elevated location near the village centre and commanding superb rural views across miles of open fields to the horizon.

The house has attractive double fronted granite elevations, complemented by box sash style UPVC double glazed windows and a conservatory porch. Internally the house has been created with much imagination and style and still retains much character and charm.

Packed with features including oil fired central heating by radiators, a focal point open Victorian fireplace with hand painted tiles and beams in the sitting room, natural wood flooring to the ground floor, a newly fitted luxury kitchen with quality integrated appliances, painted larch and brace internal doors, Positive Input Ventilation PIV Vent-Axia with Heater (December 2025) and beautiful bathroom in white.

The spacious and well planned accommodation includes an entrance conservatory/porch, dining room with beamed ceilings, sitting room, quality fitted kitchen, rear hallway, a study/home office and a staircase leading to the first floor landing where you can find three double bedrooms and a well appointed bathroom/wc combined. Outside the property there are mature gardens to the front with full width patio, lawned areas and splendid views across open countryside and at the rear, an enclosed garden with patio, small lawn and backing onto fields.

This delightful home is situated on the edge of the popular village of Four Lanes, just a few minutes walk from the village centre, and close to the historic town of Redruth which is just a short drive away and offers a comprehensive centre with local independent and high street shops plus banks, butchers, public houses, cinema and supermarkets. The mainline railway station which links Penzance to Paddington is conveniently located at the top of the town. For those of you who love the outdoor life, the Great Flat Load is only a short walk or cycle away for dog walking, mountain biking and strolls.

***As our clients' sole agents we thoroughly recommend an immediate viewing to secure this fine property.***

***Why not call for an appointment to view today!***

#### **ACCOMMODATION COMPRISES**

Front door to

#### **CONSERVATORY/PORCH 3.05m (10'0") x 1.78m (5'10")**

Triple aspect with UPVC double glazed windows, ceramic tiled flooring, views to fields, outside light. Internal door to

#### **DINING ROOM 3.76m (12'4") x 3.66m (12'0")**

A fabulous introduction to the property with deep recessed box sash style UPVC double glazed window and window seat overlooking the gardens with views to the countryside, radiator, natural wood flooring, painted beamed ceiling, wall mounted consumer box. Door to kitchen and second door to



#### **SITTING ROOM 3.73m (12'3") x 3.43m (11'3")**

Another great reception room which is South facing and enjoys super views across to the countryside through UPVC double glazed box style sash windows with window seat to the right hand window, continued natural wood flooring, focal point white fireplace with hand painted tiles, open grate and dark slate hearth, deep recessed book and alcove display shelving either side.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



### **KITCHEN 3.05m (10'0") x 2.74m (9'0")**

This superb, newly fitted kitchen in muted green with a range of matching wall and base units, granite effect work surfaces and metro tiling over, composite single drainer sink unit with mixer tap and solid pine shelf over, a range of quality built in appliances including a Zanussi induction electric hob, Neff single fan assisted oven, Beko refrigerator/freezer and dishwasher, central ceiling light. UPVC double glazed back door with cat flap and frosted privacy panel, double window alongside, slate effect ceramic tiled flooring.



### **PAINTED LATCH AND BRACE INTERNAL DOOR FROM SITTING ROOM TO REAR LOBBY.**

Continued natural wood flooring, radiator, coat hooks, under stairs recess, turning staircase with fitted carpet leading to first floor, secondary glazed window overlooking the rear garden.

### **OFFICE/STUDY 2.82m (9'3") x 1.52m (5'0")**

A long and bright 'work from home' space which has wall mounted book shelving, continued natural wood flooring, deep recessed double glazed window and ceramic tiled sill overlooking the rear garden, painted latch and brace door.



### **STAIRCASE FROM LOBBY TO FIRST FLOOR LANDING**

### **BEDROOM ONE 3.78m (12'5") x 3.76m (12'4")** **Measured into recess.**

With pine latch and brace door, fitted carpet, radiator, recessed display area, canopied ceiling, deep and low recessed multi paned double glazed window and window seat which is a lovely place to sit and enjoy the South-West facing views over the gardens to the countryside and the horizon.



### **BEDROOM TWO 4.04m (13'3") x 2.44m (8'0")** **Plus 2.01m (6'7") x 1.32m (4'4").**

A generous L-shaped South-West facing room, again with deep low recessed double glazed window and window seat overlooking the gardens to the countryside and horizon, fitted carpet, canopied ceiling, access to insulated loft space, painted latch and brace door.



### **BEDROOM THREE 3.45m (11'4") x 3.15m (10'4")**

With UPVC double glazed window enjoying lovely views over the rear garden to fields beyond, pine latch and brace door, fitted carpet, radiator.



### **BATHROOM 3.00m (9'10") x 2.13m (7'0")** **Including airing cupboard.**

Luxuriously appointed with white suite comprising panelled bath, chrome easy on mixer tap, chrome mixer shower with conventional and rainfall head, metro tiled surround and screening, China wash hand basin with easy on mixer tap and tiled splashback, set on a high gloss white vanity unit, radiator, low flush wc, deep recessed UPVC frosted double glazed window with tiled cill, pine latch and brace door.



### **OUTSIDE**

The majority of the gardens lie to the front of the property and these enjoy a sunny aspect, offering a full width paved and red bricked patio which runs across the front of the house providing an excellent place to relax and entertain your family and friends. From the patio, a concrete pathway bisects two areas of raised lawn, well stocked gravelled borders which a variety of Azaleas, Rhododendrons and ground cover. Within the garden there is a solid fuel store and the oil tank, a timber garden shed and with the garden being enclosed on either side by stone walls. It is impossible to describe such a lovely view on paper, only a personal viewing can allow you to fully appreciate what this garden has to offer.

At the rear of the property there are small, enclosed gardens with concrete pathway and patio, further raised paved patio and at the back of the garden it has a Cornish stone hedge boarder, a shed housing an oil fired central heating boiler, outside cold water supply.



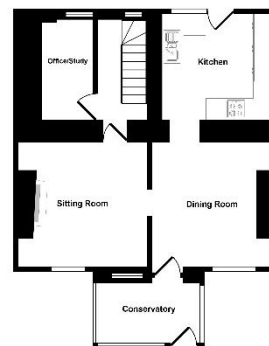
**SERVICES** Mains drainage, water and electricity.

**COUNCIL TAX** Band B.

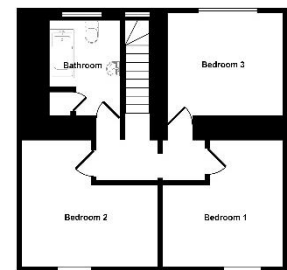
### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **FLOORPLAN**



Ground Floor  
Approx 67 sq m / 618 sq ft



First Floor  
Approx 51 sq m / 548 sq ft

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

