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Sales & Lettings



## The Barn Loscombe Lane

Four Lanes, Redruth, TR16 6LP

**£249,950**



Offered for sale with no onward chain, this quirky detached property sits in lovely well stocked secluded gardens with a pond and parking for several vehicles. There is a front conservatory, a lounge with a multi fuel burner, a kitchen and utility room. To the first floor is a good sized master bedroom with an en-suite wc and two further bedrooms to the ground floor with a family bathroom. The property is double glazed and this is complemented by LPG bottled gas heating.



We would suggest an internal inspection is necessary to fully appreciate this detached barn conversion with interesting gardens and parking facilities. The property itself has a bedroom to the first floor with an en-suite wc. To the ground floor there is a lounge with a focal multi fuel stove and two further bedrooms together with a bathroom. Internal access is also given to a useful covered area plus a workshop. There is upvc double glazing installed in 2013 and a bottled gas propane heating system. The parking area has an entrance and exit with space for two to three vehicles. Four Lanes village is within a level distance and here you will find bus services, two public houses and a post office/store. The property is offered with no onward chain and has the following accommodation:

**FRONT CONSERVATORY**

9'6" x 9'3" (2.92m x 2.84m)

A lovely triple aspect room taking advantage of the sunshine and the vista over the garden. Two external doors.

**LOUNGE**

11'10" x 15'10" (3.63m x 4.85m)

Focusing on a multi fuel stove with a painted granite surround and alcoves. Stairs to the first floor and a radiator.

**KITCHEN**

7'5" x 8'6" (2.28m x 2.61m)

Single drainer stainless steel sink unit with adjoining working surfaces having cupboards and drawers beneath, tiled splash backs and incorporating an oven, hob and hood. A glass fronted cupboard, a tiled floor and space for white goods. Radiator.

**UTILITY ROOM**

7'6" x 2'11" (2.31m x 0.89m)

With a tiled floor and access to further storage.

**BEDROOM 2**

7'5" x 12'7" (2.28m x 3.84m)

Wash hand basin with a splash back and a radiator.

**BEDROOM 3**

9'8" x 8'6" (2.96m x 2.60m)

Patio doors to the front and a radiator.

**INNER HALLWAY**

With a radiator.

**BATHROOM**

5'9" x 9'0" (1.77m x 2.75m)

A sit-down shower/bath with a mixer tap, a curtain and rail. Pedestal wash hand basin, low level wc and a radiator. Cupboard housing a Worcester bottled gas combi boiler. Tiled walls and an electric towel rail.

**FIRST FLOOR**

**MASTER BEDROOM**

12'2" x 10'10" (3.72m x 3.32m)

Two double wardrobes, a deep recess, two windows and a radiator. Some vertical wood panelling.

**EN-SUITE WC**

7'6" x 8'11" (2.29m x 2.73m)

Wash hand basin and a wc. Radiator.

**OUTSIDE**

From the inner hallway access is given to a STORAGE ROOM 2.17m x 2.73m 7'1 x 12'3 with a door to a WORKSHOP 1.65m x 5.58m (5'5 x 18'4) having shelving and a door to the rear. To the side there are two sets of gates for in and out parking facilities. There is space available for several vehicles and a gateway leads to a truly amazing, interesting and in some places secret garden. It has been thoughtfully laid out with ease of maintenance in mind together with a lot of fairly dense planting which certainly is a fine feature and has to be seen to be appreciated. There is a raised area with a pond and a pathway leading to a garden shed to one corner.

**DIRECTIONS**

From Redruth take the main road towards Helston into the village of Four Lanes. Proceed through the square and turn right by the office equipment store and the property will be found on the right hand side identified by a For Sale board.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: C.

**SERVICES**

Mains drainage, mains water, mains electricity, LPG gas heating and a multi fuel stove.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

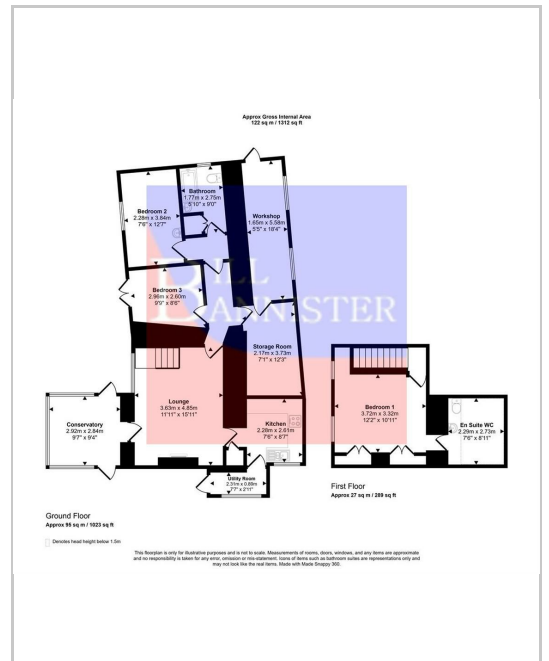
Mobile signal -

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

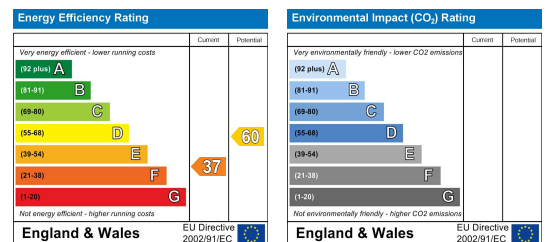
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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