



MAP estate agents
Putting your home on the map

**Lanner Hill, Lanner,
Redruth**

Guide Price £265,000
Freehold





**Lanner Hill, Lanner,
Redruth**

Guide Price £265,000

Freehold

Property Introduction

Located in the centre of the village of Lanner, this detached property offers spacious and versatile accommodation whilst requiring a degree of modernisation and refurbishment. Positioned with the local shops and amenities just a moments walking distance away there is also the advantage of being accessible to many nearby towns. Internally the property offers a generous sized lounge with access leading to a separate dining room which could also be utilised as an additional bedroom if required. The additional ground floor accommodation comprises of a further bedroom, kitchen, rear porchway, shower room and to the first floor are two further bedrooms and a family bathroom. Accessed off one of the first floor bedrooms is an additional room which could be utilised as a study or children's playroom.

Externally to the rear is an enclosed manageable sized garden with storage shed with a gateway giving access to the side of the property where there can be found an off-road parking space.

Location

Lanner is a popular village located within a reasonable distance to Falmouth, Redruth and the cathedral city of Truro, being the main centre in Cornwall for business and commerce. Locally a primary school enjoys an excellent reputation along with a well regarded garden centre, village hall, public houses, fish and chip shop, village shop, doctors surgery and a bakery.

The historic maritime town of Falmouth is located on the south coast which is very popular for sailing and water sports whilst to the north the rugged village of Perranporth, St Agnes and Portreath are renowned for their excellent surfing and beaches. For those who enjoy walking, Lanner is perfect for easily accessing the Carn Marth Trail as well as the tramway trail and linking up with the Devoran to Portreath cycle path.

ACCOMMODATION COMPRISES

Entrance door opening to:-

LOUNGE 16' 9" x 15' 11" (5.10m x 4.85m) maximum measurements

Sealed unit double glazed window to front elevation. Mock fireplace with ornamental recesses, wood mantel over, two wall light points and night storage heater. Access to:-

DINING ROOM/BEDROOM FOUR 17' 1" x 10' 4" (5.20m x 3.15m)

Window to front elevation. Night storage heater and recess with shelving.

INNER HALLWAY

Staircase to first floor and access off to:-

BEDROOM THREE 12' 2" x 9' 9" (3.71m x 2.97m) L-shaped, maximum measurements

Window to front and side elevation.

KITCHEN 14' 9" x 8' 2" (4.49m x 2.49m)

Two sealed unit double glazed windows to rear elevation. One and a quarter stainless steel sink unit, a variety of base and wall mounted storage cupboards and plumbing for automatic washing machine, built-in oven and hob. Tiled floor. Doorway leading to:-

REAR ENTRANCE

Sealed unit double glazed window and doorway to exterior. Tiled floor, access to:-

SHOWER ROOM

Sealed unit double glazed window to rear elevation. Shower cubicle, close coupled WC and pedestal wash hand basin. Understairs storage cupboard. Chrome heated towel rail and wall heater.

FIRST FLOOR LANDING

Sealed unit double glazed window to rear elevation. Access to:-

BEDROOM ONE 13' 7" x 9' 7" (4.14m x 2.92m) L-shaped, maximum measurements

Window to front elevation with built-in wardrobes and airing cupboard. Doorway giving access down to:-

STUDY/PLAYROOM 17' 4" x 7' 1" (5.28m x 2.16m)

Window to rear elevation.

BEDROOM TWO 9' 4" x 8' 11" (2.84m x 2.72m) maximum measurements

Window to front elevation.

BATHROOM

Sealed unit double glazed window. Corner bath, close coupled WC and pedestal wash hand basin. Part tiled walls, wall heater and wall light with shaver point.

EXTERIOR AND PARKING

Immediately to the rear of the property is an enclosed garden with a brick storage shed and a useful outside tap. A gateway gives access to the side of the property where there is an off-road parking space.

SERVICES

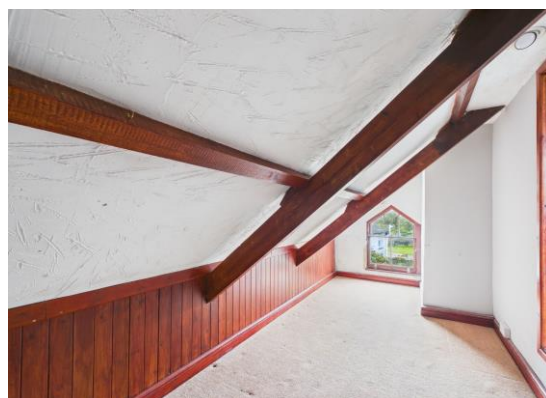
Mains water, mains drainage and mains electric.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

Proceeding through Lanner from Redruth as you head towards the shop on the left hand side, the property can be found just opposite on the right where a MAP For Sale board has been erected for identification purposes. If using Whatwords:- outbid.comedy.keener



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	71
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached four bedroom family home
- Requiring a degree of modernisation and improvement
- Dining room/bedroom four
- First floor bathroom plus ground floor shower room
- Ground floor shower room
- First floor playroom/study
- Off-road parking space
- Village centre location



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.