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**Stithians Row,
Four Lanes, Redruth**

**Guide Price £325,000
Freehold**





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Property Introduction

Enjoying beautiful countryside views to both the front and rear, this attractive three double bedroom Cornish cottage is double fronted, full of character and offers deceptively spacious and flexible accommodation.

The cottage features two reception rooms, a newly fitted kitchen with integrated appliances, office/study and a charming living room with an open fire. On the first floor there are three large double bedrooms as well as the family bathroom.

Situated in the popular village of Four Lanes and ideally positioned within walking distance of the village school, Post Office, shop and public houses. This is a wonderful home suited to a variety of buyers and must be seen to be appreciated.

Location

Four Lanes is a popular village with a local convenience store/Post Office, primary school and two Public Houses and a farm shop all within a short walk of the property. Redruth town centre is approximately ten minutes drive away and has become one of Cornwall's most exciting and creative towns with a thriving arts scene and boasts the popular 'Buttermarket', a vibrant food hall offering artisan traders, guest chefs and frequent events as well as the historic Regal Cinema and Theatre which regularly screens the latest films alongside live theatre, music and comedy performances. Redruth Railway Station also provides direct links to London Paddington and the north of England. Surrounded by beautiful countryside walks, Stithians Lake is only six miles away and offers sailing, paddleboarding and windsurfing just to name a few activities. The university town of Falmouth with its historic harbour, artisan shops and golden beach can be reached within thirty minutes as well as the capital Truro. The beautiful north coast beaches of Portreath and Porthtowan are approximately a twenty minute drive away.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE PORCH/SUNROOM

uPVC double glazing to three sides, tiled flooring, door opening through to:-

DINING ROOM 12' 4" x 11' 10" (3.76m x 3.60m) maximum measurements

A generous and versatile space that could equally be used as a living

room or arranged to suit your living needs. Beautiful exposed floorboards, beams and recessed alcoves to either side of the fireplace. Double glazed uPVC window looking over the garden and fields. Open doorway through to the living room and the:-

KITCHEN 11' 5" x 9' 11" (3.48m x 3.02m)

Newly fitted with a range of eye and base level matt units with beautiful subway style tiling and concrete effect composite worktops incorporating a sink and mixer tap. Integrated appliances include fridge/freezer, dishwasher, eye level hide and slide cooker, four ring induction hob with concealed extractor fan above. Full height utility cupboard with plumbing to house a washing machine and tumble dryer. uPVC double glazed window and uPVC double glazed door to the lovely rear garden.

LIVING ROOM 12' 4" x 12' 3" (3.76m x 3.73m) max. measurements

Two uPVC double glazed windows overlooking the front garden with far reaching countryside views. Feature open fire with cast iron surround, tiled inserts, slate hearth and wooden mantel over with floor to ceiling shelving to each side. Exposed floorboards, beams and radiator. Door to:-

HALLWAY

Wooden flooring, wraparound staircase with useful storage space beneath. Traditional farmhouse-style door to:-

OFFICE 9' 10" x 5' 0" (2.99m x 1.52m)

Currently utilised as a work from home office, this flexible space could be adapted to suit a multitude of uses with potential to incorporate a ground floor WC if required. Wooden floorboards, radiator and uPVC double glazed window overlooking the rear garden.

FIRST FLOOR LANDING

A split level landing with feature uPVC double glazed windows allowing natural light to flood in whilst framing beautiful countryside views. Positive input air ventilation system. Doors lead off to:-

PRINCIPAL BEDROOM ONE 12' 4" x 12' 4" (3.76m x 3.76m) L-shaped, maximum measurements

A double room with beautiful countryside views with ample space for bedroom furniture. Radiator and recessed shelved storage.

BEDROOM TWO 13' 4" x 12' 4" (4.06m x 3.76m) L-shaped, maximum measurements

A spacious double enjoying lovely countryside views to the rear. Radiator.

BEDROOM THREE 11' 8" x 10' 1" (3.55m x 3.07m)

The largest double room with space for a bed, sofa and other furniture. Window enjoying views over the front garden and countryside, radiator and hatch to loft space.

BATHROOM

Comprising of a panelled bath with boiler fed shower with rainfall head over and subway style tiling, freestanding china washbasin with storage below and low level WC. Tile effect linoleum flooring and deep recessed uPVC window with tiled sill. Airing cupboard.

OUTSIDE FRONT

A beautiful south-facing garden, lawned with mature borders and beds. Gated with a central path, steps rise up to the sunroom/entrance porch where you will find a lovely patio enjoying beautiful views across the countryside. Ample on-road parking with the opportunity to create off-road parking for two/three cars as most of the neighbours have done.

REAR GARDEN

Having a patio, the lawned rear garden is bordered by Cornish Hedging with a small store housing the oil fired boiler with two additional useful storage sheds.

SERVICES

Mains drainage, mains water and mains electricity. Oil-fired central heating.

AGENT'S NOTES

The Council Tax band for the property is Council Tax Band B. Please note that to the rear of the property in the garden there is a right of way across this area for the neighbouring properties. No7 also benefits from a right of way over the neighbouring gardens. The right of way is at the rear of the garden allowing you to gate and fence off this area and creating a secure and private rear garden if needed.

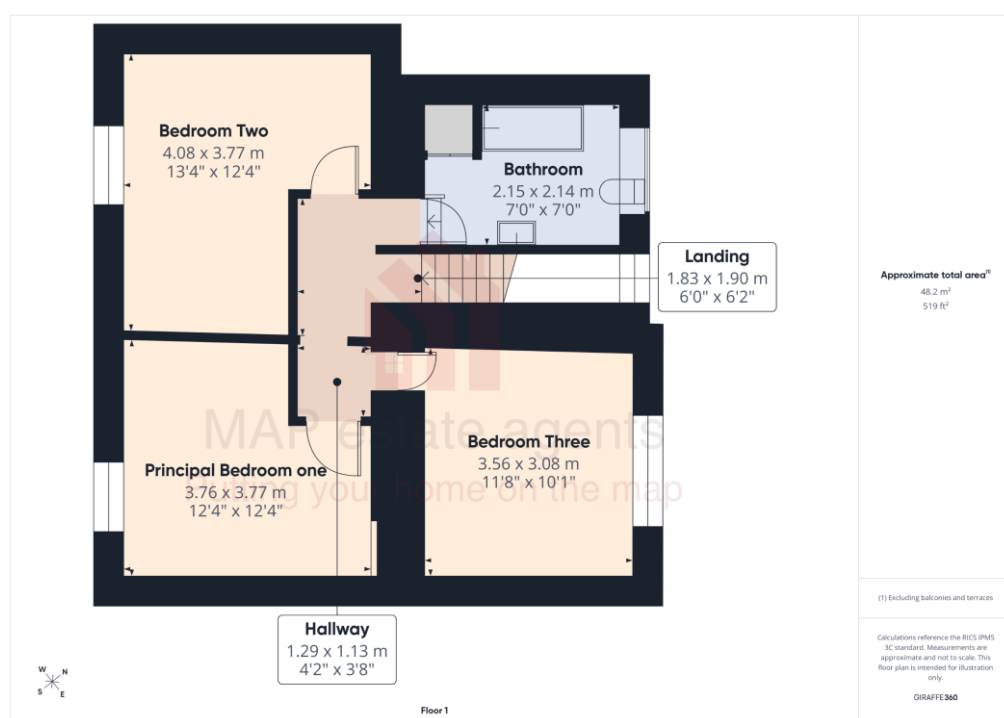
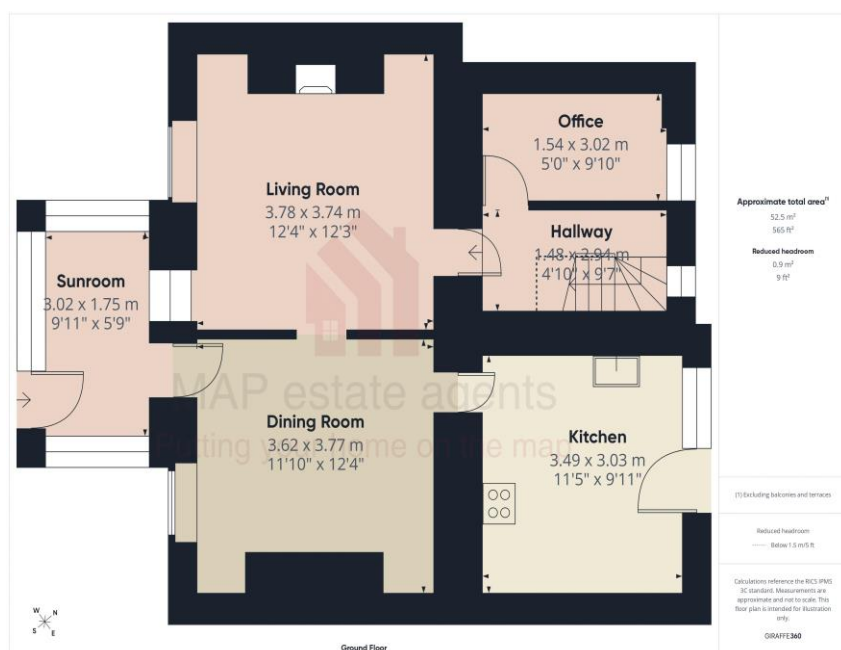


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	49	82



MAP's top reasons to view this home

- Double fronted Cornish cottage
- Popular village location
- Three double bedrooms
- Two reception rooms
- Countryside views to front and rear
- Full of character
- Office/study
- Newly fitted kitchen with integrated appliances
- Front and rear gardens
- Walking distance to local amenities



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

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