

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



Highway Farm Loscombe Road

Four Lanes, Redruth, TR16 6ES

£279,950



Situated in a popular village location, this character semi detached cottage benefits from well proportioned family living accommodation. There are three bedrooms, one with an en-suite, two reception rooms, a galley style kitchen and a family bathroom. The property is double glazed and this is complemented by air source heating and owned solar panels. Externally there is a lovely enclosed front garden and parking to the rear for two vehicles.



We are delighted to bring to market this cosy and conveniently located three bedroom (one with en-suite) Cornish cottage, originally built in c.1840. Offering much character and with open joist ceilings throughout, the current vendor has added modern upgrades in the form of an air source heat pump and roof mounted solar panels. The front entrance takes you into a galley style kitchen that includes a Belfast sink and a convenient breakfast bar overlooking the front aspect. Thereafter, there is open access to the first reception room come diner at the heart of which is a multi fuel burner set in a striking inglenook fireplace. Access is gained from here to the downstairs family bathroom as well as the open staircase to the first floor. There is a second reception room/lounge which has a far reaching outlook over open countryside to the west and ample room for your choice of furniture. The open stairs that give access to the first floor are of a unique three way split level design to access the three bedrooms. The first bedroom has a built-in wardrobe, the far reaching views to the west as well as access to the loft through a fixed staircase. Bedroom two is also at the front of the property and has a built-in wardrobe with open views towards St. Ives and the north coast. The third bedroom is to the rear and has the added benefit of an en-suite shower room. In terms of location, within a short walk of the property, the village of Four Lanes has a convenience store with Post Office, the local primary school and two public houses. Furthermore, the village is located within a ten minute drive of Redruth town centre whilst Camborne town centre is also within a similar distance. Bus services also give access to Redruth, Camborne, Helston and Falmouth. Further afield, the coastal village of Portreath, with its beach and access to the South West Coastal Path, is around fifteen minutes by car, as are Tehidy Country Park and Tehidy Park Golf Club. Furthermore, the delightful Gwithian Beach at Hayle is around twenty minutes away whilst the town of Falmouth on the South Coast can be accessed in around half an hour by car.

Upvc front door with a clear double glazed panel opens to:

KITCHEN

21'2" x 7'1" (6.47m x 2.16m)

A galley style kitchen fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Built-in Cooke & Lewis electric hob with built-in Indesit oven and grill below. Separate breakfast bar with roll edge work surfaces below a upvc double glazed window overlooking the front garden and aspect. Belfast sink set into a straight edge worktop, space and plumbing for a washing machine and space for a tall fridge/freezer. Open access to:

RECEPTION 1/DINING ROOM

17'1" x 10'3" (5.21m x 3.14m)

Open joist ceiling and an inglenook fireplace with a multi fuel burner set on a slate hearth. Open staircase to the first floor with an understairs storage cupboard. Radiator and steps up to a door opening to a storage cupboard housing a Telford Tempest heat pump.

BATHROOM

11'1" x 7'1" (3.40m x 2.18m)

Wash hand basin set into a vanity unit with a tiled splash back and a upvc obscure double glazed window to the side aspect with a deep tiled sill. Extractor fan and a wood panelled ceiling. Corner bath with a Triton T50i electric shower over. Wall mounted towel radiator.

RECEPTION 2/LOUNGE

18'2" x 10'7" (5.55m x 3.23m)

Open joist ceiling and a upvc double glazed window with a deep sill overlooking the front garden and aspect with far reaching views in a westerly direction.

FIRST FLOOR

SPLIT LEVEL LANDING

BEDROOM 1

18'5" x 11'6" (5.63m x 3.52m)

Open joist ceiling and a upvc double glazed window with a deep sill overlooking the front garden and aspect with far reaching views towards the west. Radiator and a built-in wardrobe with hanging space. Fixed staircase to the loft with an open hatch.

BEDROOM 2

11'5" x 11'5" (3.48m x 3.50m)

Low level upvc double glazed window set in a deep sill overlooking the front garden and aspect with far reaching views towards the north coast and St Ives. Radiator and a built-in wardrobe with hanging space and storage having open storage to the side. Open joist ceiling.

BEDROOM 3

9'10" x 9'1" (3.00m x 2.77m)

Vaulted ceiling with a flat peak and open joists. Radiator below a upvc double glazed window overlooking the side access lane and set in a deep sill. Door to:

EN-SUITE

6'7" x 3'10" (2.02m x 1.17m)

Low level wc, wash hand basin with a tiled splash back and a wall mounted towel radiator. Shower cubicle with a Mira Go electric shower. Extractor fan.

OUTSIDE

To the front a gate opens into a fully enclosed front garden being primarily laid to lawn. There is a decking area and a traditional Cornish wall frontage with borders of mature shrubs, bushes and hedging. To the rear there is parking for two vehicles which is divided from the next door property by a chain linked post arrangement. Outside lighting.

DIRECTIONS

From our office in Redruth take the main road towards Helston and proceed into the village of Four Lanes. At the square turn right into Loscombe Road, proceed past the school and the property will be found on the right hand side a little further on.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage. mains water, mains electricity, air source heating and a multi fuel burner. Owned solar panels.

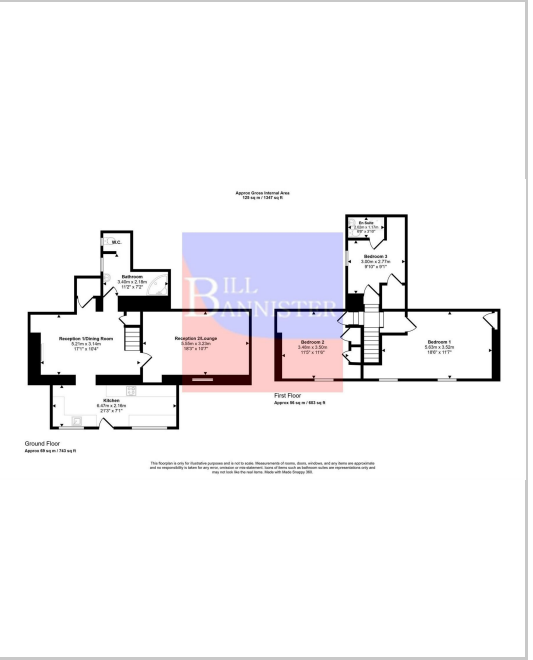
Broadband highest available download speeds - Standard 4 Mbps, Superfast 59 Mbps (sourced from Ofcom).

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

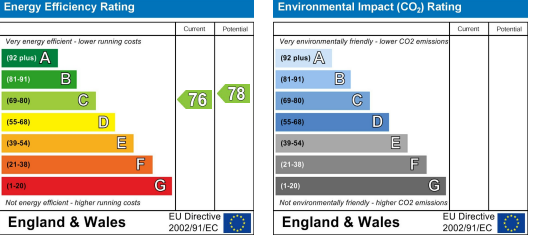
Area Map



Floor Plans



Energy Efficiency Graph



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