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**Lanner Moor,
Redruth**

**Offers Over £325,000
Freehold**





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Property Introduction

A substantial 4/5 bedroom detached character home. The property offers flexible accommodation for a variety of living arrangements with a ground floor bedroom and shower room plus a very large hallway, and four bedrooms and a bathroom upstairs.

Formerly a shop, the property was converted into a family home many years ago, now in need of some updating the property has a generous enclosed garden and oil fired central heating.

Centrally located in this popular village within walking distance from the local park, family pubic house and shops.

Location

Lanner is a popular Cornish village, ideally positioned between Redruth and Falmouth, Surrounded by beautiful countryside, the village is well known for its friendly community and enjoys easy access to scenic walks, including nearby Carn Marth where once at the top you have the most incredible panoramic views of the North and South coast. Within the village you'll find a primary school which is only a short walk away, a convenience store, post office, village hall, Family friendly public house and a range of local community facilities including Lanner Village Hall.

For those needing public transport, the bus stop is only a few seconds up the road with routes to providing regular services to Redruth, Falmouth and the surrounding areas. Redruth is approximately 2 miles away, offering a wider range of supermarkets, independent shops, cafés, restaurants, leisure facilities and a mainline railway station with direct services to Truro, Plymouth, Exeter and London Paddington. The A30 is also within easy reach, making commuting across Cornwall straightforward and the incredible beaches of both the North and South coast can be reached within 20 minutes.

ACCOMMODATION COMPRISES OUTSIDE FRONT

Private parking to the front. Original glazed shop window. Three doors opening into reception room one, the dining area and the lounge.

RECEPTION ROOM ONE 12' 6" x 11' 10" (3.81m x 3.60m)

Accessed from the parking to the front, Wooden flooring, uPVC double-glazed window, radiator, and a small understairs storage cupboard. Door opening into :-

RECEPTION HALL 11' 6" x 9' 11" (3.50m x 3.02m)

The hallway opens into the spacious reception hall with two sets of carpeted stairs leading to all first floor accommodation. Doors off to bedroom five/playroom, the lounge/dining room, a store and an open doorway takes you into the Kitchen. uPVC glazed windows looking out to the rear garden and enclosed patio. Wooden flooring and radiator.

RECEPTION HALL 12' 10" x 7' 3" (3.91m x 2.21m)

LOUNGE/DINING ROOM 26' 6" x 11' 10" (8.07m x 3.60m)

Once two separate rooms, with original glazed shop front in the dining space and a single-glazed door opening into the dining area and a secondary wooden door opening into the lounge area from the private parking. Two granite fireplaces, one housing an electric wood burner and the other a multi-fuel burner. Carpeted flooring, radiators.

KITCHEN 13' 5" x 7' 10" (4.09m x 2.39m)

Eye and base level units. One and a half bowl sink with tap over, Crittall single-glazed window looking out to the rear garden, space for a cooker, extractor fan over, and space for a tall fridge freezer. uPVC double-glazed door leading out to the rear garden. Radiator. An open doorway leads through to the :-

UTILITY AREA

Plumbing for a washing machine and housing the oil-fired boiler. Access hatch to the loft and door leading into the :-

GROUND FLOOR SHOWER ROOM

Vinyl-effect tiled flooring, wash basin, heated towel rail, radiator, and old-fashioned style WC. Corner shower unit with electric shower over. Crittall single glazed window.

BEDROOM FIVE/PLAYROOM 15' 7" x 8' 10" (4.75m x 2.69m)

Perfect for multigenerational living with its own entrance from the garden which then leads through to the snug area and enclosed patio. Wooden flooring. A single-glazed wooden window looking out to the garden. Small access hatch to the loft. Composite door opening into :-

SNUG 11' 0" x 7' 11" (3.35m x 2.41m)

Tiled floor, radiator, single glazed window and door, leading out to the :-

COURTYARD

Fully enclosed and laid to gravel.

FIRST FLOOR LANDING

Carpeted flooring and doors leading to bedroom one and three. Single glazed window with secondary glazing. Dry master.

SECONDARY LANDING

Carpeted flooring, uPVC double-glazed window looking out to the side. Doors open into bedrooms two and three, as well as the family bathroom. A secondary door then leads into bedroom one, creating a Jack and Jill arrangement within the Hallway one.

BEDROOM THREE 12' 0" x 11' 10" (3.65m x 3.60m)

uPVC double-glazed window and Access hatch to the loft. Recessed storage cupboard. Beautiful granite fireplace. Carpeted flooring. Radiator.

BEDROOM ONE 13' 8" x 11' 11" (4.16m x 3.63m)

This is an impressive-sized double room with Jack and Jill access. Carpeted flooring, wooden single-glazed sash with a secondary glazed unit. Access hatch to the loft. Small storage cupboard with shelving.

BEDROOM TWO 13' 4" x 11' 10" (4.06m x 3.60m)

Carpeted flooring, radiator, and a wooden single glazed with a secondary glazed unit.

BEDROOM FOUR 11' 6" x 10' 2" (3.50m x 3.10m)

Large uPVC double-glazed window, wood-effect laminate flooring, radiator, access hatch to the loft, and storage above the bulkhead of the stairs.

FAMILY BATHROOM

Comprising a full-length bath, WC, and wash hand basin. UPVC double-glazed window with opaque glass, exposed A-frames and tiled-effect lino flooring.

REAR GARDEN

The rear garden can be accessed from the front and rear (from the rear it is with permissive access over a small parcel of grass). The rear garden is a generous size and is mainly laid to gravel for low maintenance with mature trees. There are small outbuildings, one a store and one with a disused WC. Housing the oil tank and is fully enclosed.

SERVICES

Mains electric, mains water, mains drainage and oil fired central heating.

AGENT'S NOTE

The Council band for this property is band 'D'.

Please note, access from the rear via the gate is permissive over a small parcel of grass.

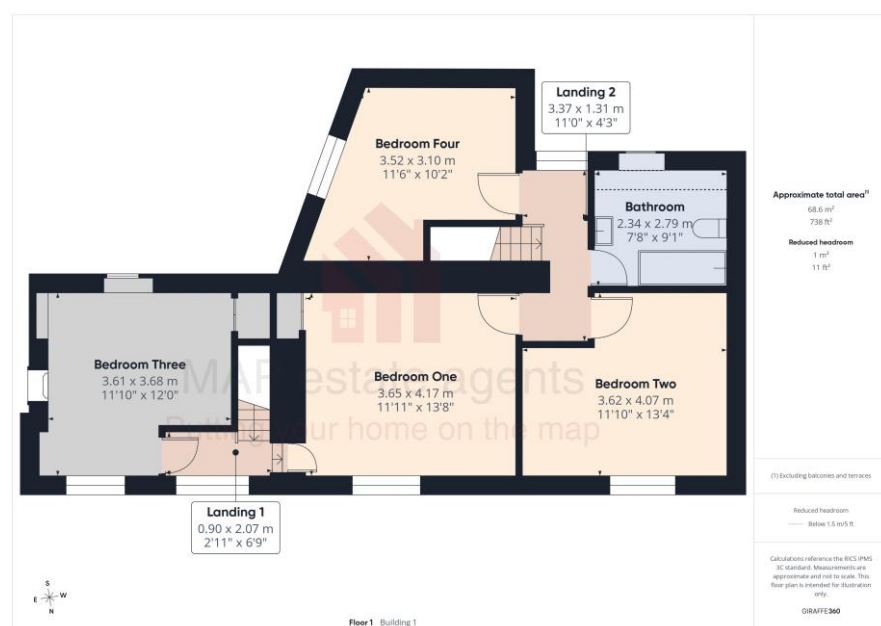
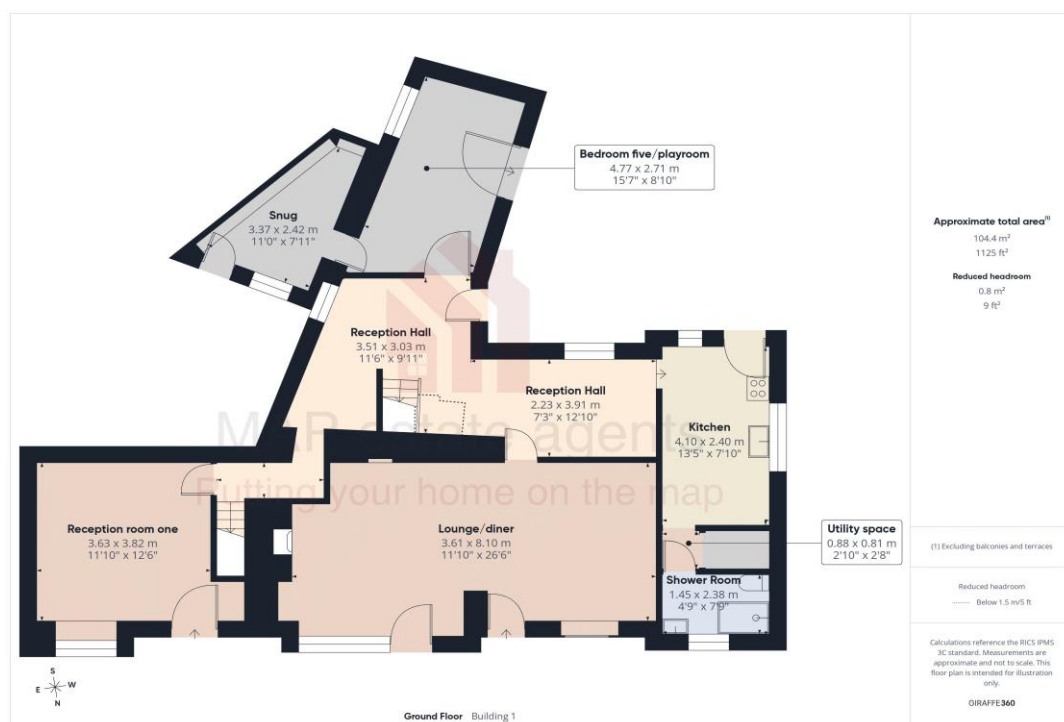


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Chain free
- Five bedrooms
- Ideal for multi-generational living
- Ideal family home
- Oil fired central heating
- Substantial detached period property
- Ground floor bedroom
- Large open plan living room and dining room
- Character features throughout
- Enclosed rear garden



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01326 702400 (Helston & Lizard Peninsula)

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