



MAP estate agents
Putting your home on the map

**Four Lanes,
Redruth**

**£250,000
Freehold**





**Four Lanes,
Redruth**

**£250,000
Freehold**

Property Introduction

This character end cottage is screened from the road by mature hedging and offers beautifully presented accommodation arranged over two floors. On the ground floor there is a generous living room with beamed ceiling and log burner, fitted kitchen, utility and bathroom. Upstairs one will find two double bedrooms. The cottage is double glazed and features air sourced heating.

To the outside, off-road parking is available for two cars, immediately to the front of the cottage is a paved seating/entertaining area with a part covered veranda leading to the front entrance utility porch. The enclosed rear garden is designed to be of low maintenance, there is a home office which benefits from power, light and heating and the garage to the rear of the garden has also been converted to a home working, again, having power, light and heating and with with an electric roller door opening onto a service lane.

Viewing of this versatile character property is strongly recommended to avoid disappointment.

Location

The village of Pencoys is linked to Four Lanes and the two combined offer of a Post Office and shop, schooling for primary children is available at Pencoys Primary School (Ofsted Good) and a choice of Public Houses.

The major town of Redruth which has access to the A30 and the mainline Railway Station is within two and a half miles. Helston (famed for its 'furry dance') is within seven and a half miles and the south coast resort of Falmouth, which is a haven for sailing and home to Cornwall's university, is eleven and a half miles distant.

ACCOMMODATION COMPRISES

Veranda style decked area with balustrade on two sides and incorporating a part covered roof with 'Velux' roof light leading to uPVC double glazed French doors opening to:-

ENTRANCE PORCH

With uPVC double glazed window to the front. Exposed stone wall and uPVC double glazed door to:-

HALLWAY

Turning staircase to first floor, carpeted flooring and dado rail. Radiator and door to:-

LOUNGE/DINER 13' 8" x 10' 8" (4.16m x 3.25m)

With uPVC double glazed window to the front. Focusing on a granite lintel fireplace with brick edging and housing a wood burner set on a slate hearth. Open beam ceiling, two half height alcove covers to either side of the fireplace and laminate flooring. Radiator. Doorway through to kitchen and door to:-

INNER VESTIBULE

Under stairs storage cupboard, laminate flooring. Door to:-

BATHROOM

Fitted with a white suite consisting of close coupled WC, pedestal wash hand basin and jacuzzi bath with shower attachment. Full ceramic tiling to walls, laminate flooring and towel radiator. Ceiling spotlights.

KITCHEN 10' 9" x 7' 4" (3.27m x 2.23m)

With uPVC double glazed window to the rear. Fitted with an attractive range of eye level and base wood style units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl single drainer sink unit with mixer tap. Extensive ceramic tiling to splashbacks and ceramic tiled floor. Featuring a dual fuel stainless steel range style cooker with double oven and five propane gas burners. Radiator. uPVC double glazed door opening to:-

UTILITY/STORAGE ROOM 8' 3" x 6' 7" (2.51m x 2.01m) maximum measurement, irregular shape

uPVC double glazed stable door to the rear and uPVC double glazed window to the rear. Plumbing for automatic washing machine. 'Joule' air source heating system cylinder.

FIRST FLOOR LANDING

uPVC double glazed window to the rear and a wall mounted air sourced heating unit. Doors off to:-

BEDROOM ONE 11' 4" x 8' 8" (3.45m x 2.64m) plus door recess

uPVC double glazed window to the front. Fitted wardrobe units. Radiator.

BEDROOM TWO 10' 4" x 6' 11" (3.15m x 2.11m) maximum measurements into door recess

uPVC double glazed window to the front. Over stairs wardrobe. Radiator.

OUTSIDE FRONT

To the front, there is off-road parking for two vehicles and the rear of the parking area is screened by mature hedging. A gate gives access to the inner garden which is paved with an attractive tiled feature design and gives additional entertaining space. There is pedestrian access to the side and incorporated with the outside space is a part open veranda leading to the front of the property.

REAR GARDEN

The rear garden is enclosed, mainly patio with gravel chipped areas and gives access to a:-

HOME OFFICE 11' 10" x 9' 3" (3.60m x 2.82m)

Having power, light and air sourced heating.

Beyond the home office is a storage shed and beyond this, there is a:-

GARAGE 26' 0" x 8' 5" (7.92m x 2.56m)

Power, light and air sourced heating and features an electric door onto the service lane. The garage has been partly divided to give storage at one end (9' 9" x 2' 5") whilst the remainder has in the past been used as a home working space (11' 7" x 9' 3").

SERVICES

Mains electricity, water and drainage.

AGENT'S NOTES

The Council Tax band for the property will be band 'A'. There are owned solar panels on the rear side roof.

DIRECTIONS

From Redruth, take the B3297 towards Helston, drive through the village of Four Lanes and after passing The Sportsmans Arms on your left hand side, the property will be identified again on the left by our For Sale board. If using What3words:- legroom.crouches.slant

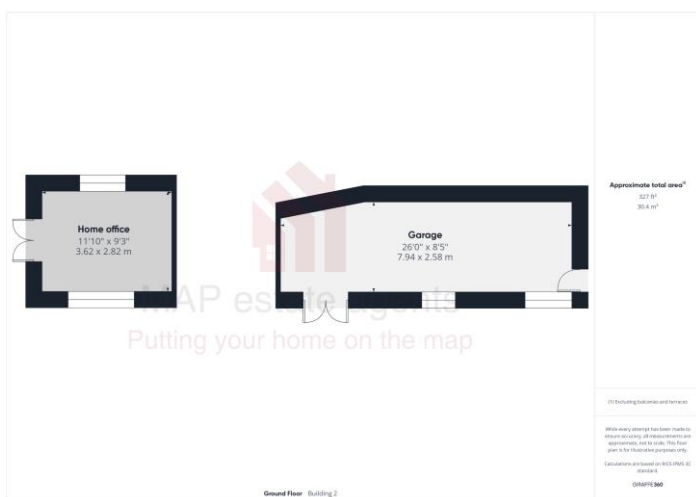
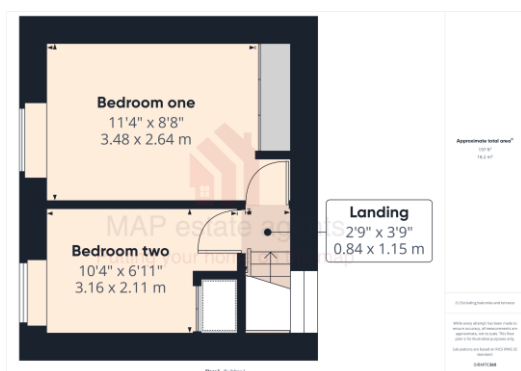
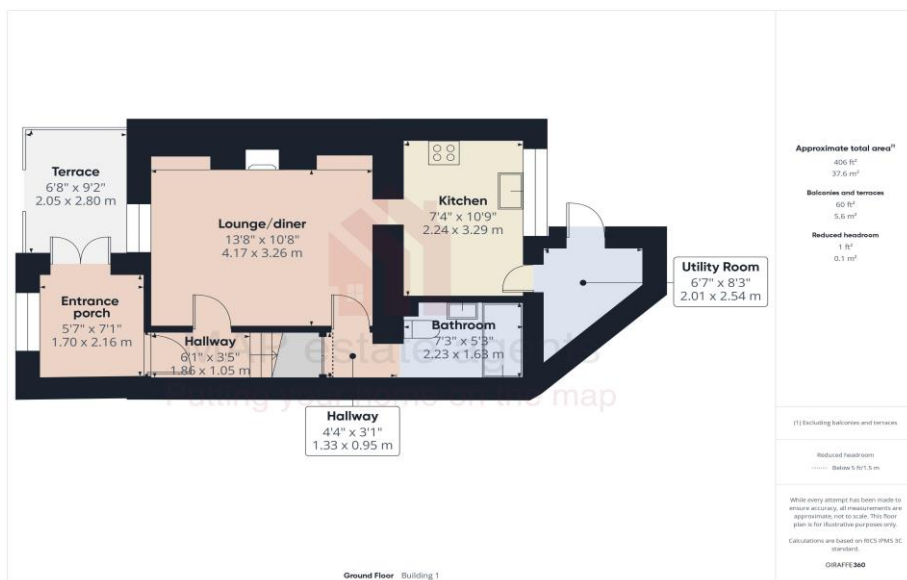


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Character end terrace cottage
- Lounge/diner with wood burner
- Two bedrooms
- Ground floor bathroom
- Double glazing
- Electric air source heating
- Gardens and parking
- Outbuilding suitable for home office



sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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)

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.