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# BILL BANNISTER

Sales & Lettings



## Glenview Higher Pennance

Lanner, Redruth, TR16 5TQ

**£299,950**



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We are very pleased to bring to market what can best be described as a hidden gem. Open and airy, this three bedroomed detached bungalow is set on quite a significant plot, with ample parking and a standalone garage as well as a fully wraparound garden, the majority of which is south facing. Enjoying far reaching views across the surrounding countryside while remaining within easy walking distance of local amenities. Having been in the same family for over forty years, this is a rare opportunity to acquire a property in a very pleasant area and where properties do not come up for sale very often. Set back from the road, down a driveway fully owned by the property albeit with shared access, an early viewing is recommended to both appreciate the size of the plot and the opportunities that might exist for development. Internally, on entry, you will find yourself in the good sized lounge/living room which has open access to the dining/breakfast room which in turn has open access to the U-shaped fitted kitchen. In regard to the bedrooms, there are two to the front of the property, the first of which has a fabulous outlook over the garden and with far reaching views over open countryside to the east. The second bedroom overlooks the front patio whilst the third bedroom is located at the rear of the property. The three bedrooms are complemented by a good sized family bathroom which includes a large P-shaped bath with electric shower over. Externally, the driveway leads down to the large single garage with workshop and storage to the rear. The garage also has the benefit of an inspection pit. There is driveway parking also for up to six vehicles. The wraparound garden is on two levels, the two laid to lawn areas being fully south facing as well as the rear side/patio. We understand from the vendor that there may be opportunities to develop the garage into a self-contained single dwelling, subject to the appropriate planning consent. In terms of location, the centre of the village of Lanner can be reached in around fifteen minutes on foot or via a short drive. Here you will find a highly regarded primary school along with local amenities including a doctor's surgery, a convenience store and a petrol station with an adjoining shop. There is a bakery and a fish and chip shop and two accessible pubs, one on the

edge of the village and a second just a little further. The centre of Redruth, with its own comprehensive amenities including a mainline railway station, is around a six minute journey by car. The city of Truro can be accessed in under twenty five minutes by car as can the coastal town of Falmouth. Portreath Beach, with its access to the famous South West Coastal Path, can be accessed in under twenty minutes by car and furthermore, there are many other coastal towns and beaches that are accessible from this location.

Upvc front door with an obscure double glazed decorative panel opens to:

## LOUNGE

**12'0" x 14'6" (3.66m x 4.44m)**

Upvc double glazed French doors opening to the side patio. Retro radiator. Open access to:

## DINING ROOM

**7'10" x 9'9" (2.39m x 2.99m)**

Radiator, upvc double glazed window overlooking the side aspect and a upvc door with half obscure double glazed panel opens out to a rear side patio. Open access to:

## KITCHEN

**8'0" x 9'8" (2.44m x 2.95m)**

A galley style U shape format with a range of eye level storage cupboards and base level storage cupboards and drawers with straight edge work surfaces. Spot lighting and space and plumbing for a washing machine. Space for an electric cooker with an integrated extractor hood over plus space for a tall fridge/freezer. Single stainless steel sink and drainer below a upvc double glazed window overlooking the side patio with views over Lanner and open countryside beyond. Cupboard housing a Grant oil fired boiler.

## BEDROOM 1

**13'5" x 11'11" (4.11m x 3.65m)**

Upvc double glazed window overlooking the front garden and aspect with far reaching views over open countryside in an easterly direction. Open fire set on a slate hearth with a brick surround fireplace. Radiator.

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## BEDROOM 2

10'9" x 9'10" (3.28m x 3.01m)

Radiator below a upvc double glazed window overlooking the front patio and aspect.

## BEDROOM 3

8'11" x 9'10" (2.72m x 3.00m)

Radiator below a upvc double glazed window overlooking the rear patio.

## FAMILY BATHROOM

5'4" x 11'0" (1.64m x 3.37m)

Fully tiled with a low level wc and a wash hand basin. P shaped bath with a Triton Cara electric shower over and a shaped glass shower screen. Radiator below a upvc obscure double glazed window to the side aspect. Wall mounted towel rail and a door to full height storage/airing cupboard.

## OUTSIDE

To the front of the property there is a shared driveway (owned by this property from the top road) providing parking facilities for up to six vehicles. There is a LARGE SINGLE GARAGE 3.94m x 5.17m (12'11 x 17') with an up and over door, lighting and power and an inspection pit. There is a rear WORKSHOP SPACE 3.95m x 2.34m (13' x 7'8) and a storage space to one side. A front gate opens to shaped steps down to a front patio. There are two two laid to lawn split level areas with block walled borders. The bottom section is fully south facing with borders of mature, plants trees and shrubbery. A side slabbed

patio with an outside light and a block built log shed. There is a wraparound pathway from the front patio which leads round to a shed and a mounted oil tank.

## DIRECTIONS

From our office in Redruth take the main road towards Falmouth passing through South Downs and over the brow of Lanner Hill. Take the turning left into Pennance Road and follow this road along passing the turning to Pennance Lane on the right and take the second lane on the right. Follow this around to the right and the property will be found on the right hand side.

## AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: C.

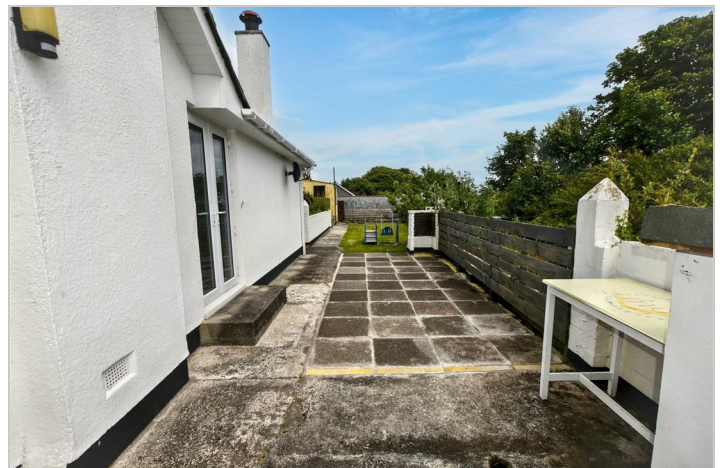
## SERVICES

Private drainage (cesspit), mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 7 Mbps, Superfast 48 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor, Three - Good outdoor, O2 - Variable outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).



## Road Map



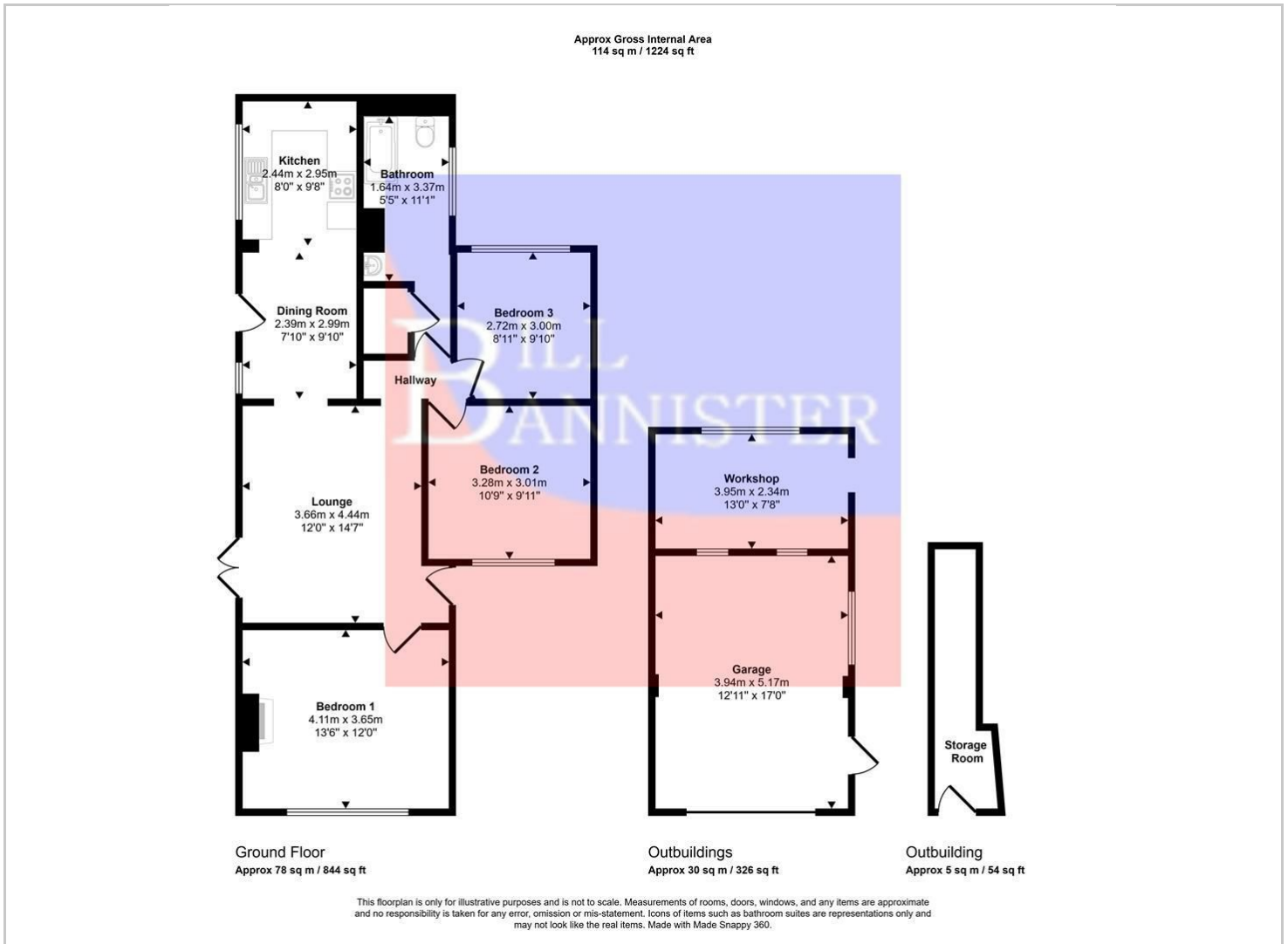
## Hybrid Map



## Terrain Map



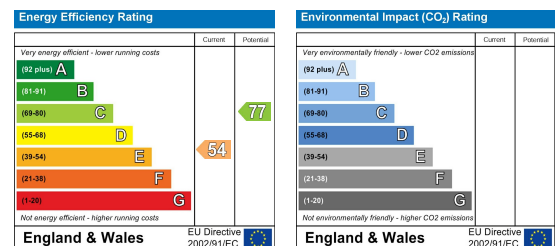
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.